

Principal Conservation Officer – No Objection

Mulberry is a non-listed detached dwelling that is located within the Mill Lane Conservation Area. The property appears to be of a 1980's construction of brick with a clay tile roof. I would consider that the property currently preserves the character of the conservation area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The single storey front extension, balcony and porch to the eastern side elevation are of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extensions are also in keeping with existing property and would not appear overly dominant or out of character.

I note the use of the klobber system to allow the use of peg tiles on low pitched roofs. This is an essential part of the scheme as it will ensure that there is a consistent appearance to the property and that the tiles currently add positively to character to the conservation area.

No objection subject to the following conditions:

- 1) Material samples to be submitted.
- 2) Rooflight details to be submitted