

Principal Conservation Officer – Objection

7 Stakes Road is a detached dwelling with Gothic detailing that dates from 1844. It is prominently sited in Stakes Road. It is also Locally Listed Building (LLB) and whilst it does not benefit from the level of protection that a statutorily listed building would, it is considered to have heritage value. This is covered by local plan policy CS11 - Protecting and Enhancing the Special Environment and Heritage of the Borough. This policy advises that development should protect and where appropriate, enhance the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to consideration areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, building of local historic or architectural interests.

The National Planning Policy Framework (NPPF) was published in March 2012 and sets down the policies that the Council must take into account when determining planning applications along with the National Planning Policy Guidance (NPPG).

Paragraph 135 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 64 (Section 7 – Requiring Good Design) is also particularly relevant to this case in that development should be refused for development of poor design that fails to take the opportunities available for **improving** the character and quality of an area and the way it functions.

The proposed extension is not considered to sit comfortably with the host dwelling as it would result in a development that appears “top heavy”. This gives the impression that the extension is excessively dominant and as such is out of character with the smaller nature of this cottage. Future development should reflect local character by relating to the form and scale of existing buildings and by using sympathetic materials. I therefore object to the proposal as it would appear incongruous and out of keeping with this non designated heritage asset, which would harm the character, appearance and significance of this building locally important building.