

Heritage Team Response

Date – 24/1/21

APP/21/1314 – Tall Trees, Edward Gardens, Old Bedhampton

Proposed development - Single storey rear extension with pitched roof and rear open veranda porch style roof. Replacement front porch.

The Site

The application site is located in Edward Gardens in the Old Bedhampton Conservation Area. It is a modern style detached house which sits in between two listed properties. To the rear of the house is the open recreation ground and associated car park. There are number of mature trees within the site.

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

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.

Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Proposal:

Single storey rear extension with pitched roof and rear open veranda porch style roof. Replacement front porch.

Assessment:

The proposals are of a small and subservient scale. They would be constructed in materials which match with the main property. Overall, the proposals would not be harmful to the significance of the adjacent listed buildings or the conservation area and would meet the tests of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion

No objection.

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