



Heritage Statement Breckland, Edward Gardens, Havant, PO9 3JJ



Figure 1: Image of Front of Existing Property. Taken by Applecore PDM

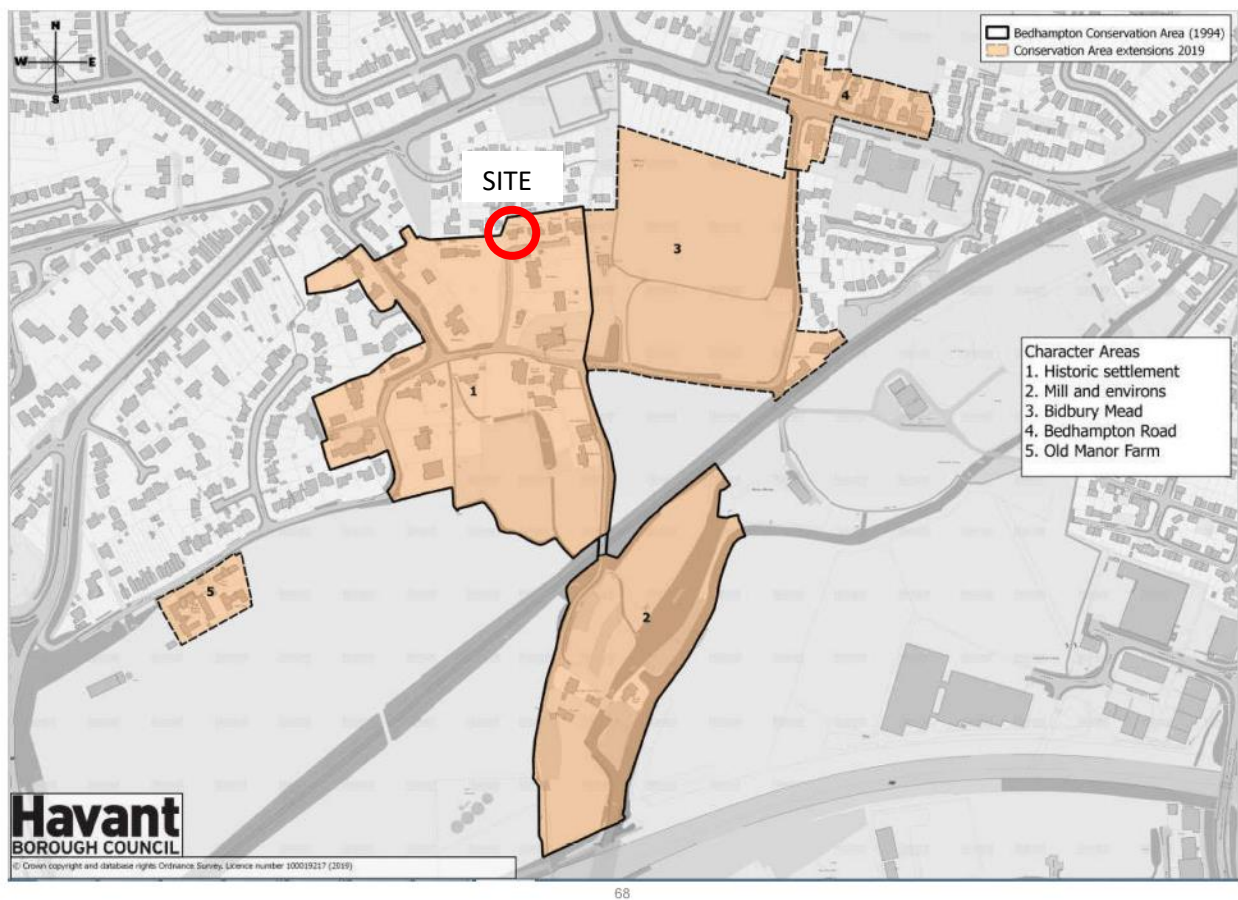
INTRODUCTION

This statement supports a Planning Application at Breckland, Edward Gardnes. This application is made by Applecore PDM on behalf of Lauren Haynes.

PLANNING POLICIES AND DOCUMENTS RELEVANT TO APPLICATION

- Old Bedhampton character appraisal and management plan

Appendix 4: Proposed Extensions to Conservation Area



PLANNING HISTORY

APP/15/00910 | Two storey side extension. | White Gates, Edward Gardens, Havant, PO9 3JJ

Two storey side extension – Granted

This proposal includes a two-storey side extension with dormer windows to the neighbouring property

HERITAGE

APP/15/00910 – White Gates, Edward Gardens, Havant PO9 3JJ Comments based on desktop assessment. The application site forms part of Old Bedhampton Conservation Area. It forms part of a modern development built on grounds once associated with The Manor House (grade II listed), which lies opposite the application site. The proposed extension is in character with the present house. In my opinion it will preserve/enhance the character and appearance of the conservation area and will not impact on the setting of The Manor. Therefore raise no objection.

John Townsend Conservation Consultant 05/10/15

The comment above is relevant to the proposed development at White Gates which is next to the proposed development at Breckland and therefore is also relevant to the proposal discussed in this statement.

EXISTING

The existing dwelling consists of red/brown multi-brick walls with a tiled roof and white UPVC windows & doors.

PROPOSAL

The proposed changes to the front elevation are – existing hipped roof to the dwelling to be raised to a gable, this allows efficient head height and space needed for a loft conversion and dormer to the western side of the building. The western side of the dwelling looks over the properties own garden and existing trees.

The gable raise is seen to be acceptable due to a neighbouring property Rosemede providing an existing front gable – therefore this proposal will not look out of place.

On the east elevation it is proposed to fix solar panels to the roof to help reduce the carbon footprint of the dwelling and proposed works.

As extension to the neighbouring property of White Gates, which included a two storey side extension and a front dormer was accepted then we feel this proposal would not be out of character from the surroundings.



3D View 1

MATERIALS

The proposed materials are all to match the existing and therefore will not have an affect on the surrounding areas.

ACCESS

The proposed access will remain the same.

LANDSCAPING & BOUNDARY

The existing landscaping and boundary will remain the same.

ECOLOGY

No protected species will be affected by these proposals.

CONCLUSION

The minor proposed changes will improve the aesthetic of the building and reduce the carbon footprint of the dwelling, therefore the works will not cause any harm to the surrounding area and is not contrary to policy. Although the building is within the conservation area, it is not listed and is of a modern appearance therefore will not have an affect on the local protected area. Therefore, the application is thought to be acceptable.