

Conservation Officer – No Objection

Manor Cottage (1 Lower Road) is Grade II listed and dates from the early 19th century. The property is detached and is located within the Old Bedhampton Conservation Area.

The proposed single storey extension is to be located on the western side elevation of this Grade II listed dwelling. Its design, scale and form are appropriate to the character of this historic dwelling and the surrounding area. The proposed extension in particular will show the distinct phases of development of the building whilst also ensuring a traditional appearance that is in keeping.

A section of a flint boundary wall is to be removed as part of the application to allow for the extension. The wall is of historic interest mainly due to its formal design relationship with the listed building. Therefore its partial loss will cause some harm. The removal of this section of wall needs to be considered in light of the overall composition of the boundary and assessed as to whether it would be consistent with the existing design and appearance. The introduction of an opening within this listed boundary wall by demolishing a seven metre section would undermine its uniformity. However, I do not believe that it will have an adverse impact on the character of the site or the listed building to an extent that would warrant refusal. This is helped by location of the opening and the fact that the extension is in a way providing a continuation of the boundary.

Internally the changes necessary to allow for the extension and repairs to the property are appropriate and would not adversely harm the historic fabric or the character of the dwelling. Although there is some harm caused by the removal of a section of boundary walling, on balance the extension/alterations are therefore considered appropriate as they will not adversely affect the architectural or historic interest of the building or the character of the conservation area.

Subject to the following conditions the proposals appear to be appropriate.

Conditions:

- 1) Material samples to be submitted
- 2) Window and door details 1:20 & 1:50 to be submitted
- 3) Guttering and downpipe details