

67861 – Dawes Bank Farm, Holcombe Old Road

Porch extension to south elevation; Velux rooflights in existing roof; New gate to entrance to replace existing; Fence to replace existing low level fencing; Erection of garden room and summer house at rear

The site is within Holcombe Village Conservation Area.

The building is considered to be a Non-Designated Heritage Asset (NDHA).

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 203 of the National Planning Policy Framework states 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 directly or indirectly affect 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.

The original submission proposed a porch extension with a dual pitched roof, a new entrance gate of solid timber construction, a boundary fence in the style of a picket fence with strong vertical emphasis and two outbuildings with hardstanding and two rooflights to the main roof of the dwellinghouse.

The design of the proposals were considered to represent urbanising features that would harm the significance of the NDHA and not preserve the character and appearance of the conservation area, especially a conservation area within a rural setting.

Revised plans have been submitted that alter the proposed pitched roof of the porch to a flat parapet roof which would be historically accurate to the period when the building was constructed, the gate and boundary treatment to a simple 3 bar horizontal timber fence that one would expect to see in a rural location, the removal of one proposed outbuildings and the commensurate reduction in hardstanding. The proposed rooflights would be of a flush design mitigating their visual impact.

As such the amended scheme is acceptable in heritage terms as it would not harm the significance of the NDHA and would have neutral impact on the conservation area therefore preserving its character and appearance.

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Conservation Officer

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