

### **Background**

Before submitting the application the applicant sought advice from the Council under its charged pre-application advice service. The written advice from the Planning Department, which specifically addressed Conservation Area considerations, stated that:

"the principle of a single storey rear extension in the location is acceptable ... the extension would have to be small in size and be set in from the flank wall of the building, with pitched roofs and materials matching the existing building."

"the main Conservation value and focus of the buildings are the front elevations including the deep front gardens and hedgerows. The value afforded to the rear elevations is less valued than the front elevations due to the townscape implications."

In the light of this advice the applicant submitted a detailed application for a modest and sympathetically designed single storey extension.

### **The Application Site and Context**

76 Croftdown Road is a ground floor unit in a two-storey block of four purpose built maisonettes. The property is not listed but is located in the Dartmouth Park Conservation Area. It forms part of a group of similarly designed buildings forming the Brookfield Estate, an interwar 'garden suburb' style development.

The Councils Conservation Area Appraisal notes:

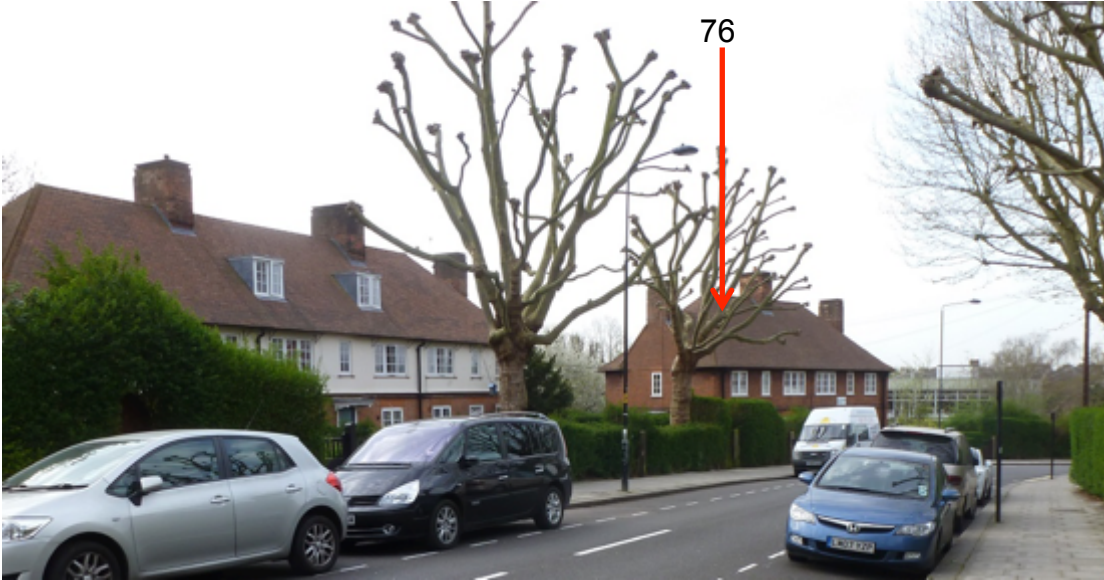
"buildings are set back from the pavement which allows for verdant front gardens. This layout adds to the rural feel and the simple repeated elements of privet hedging (now broken by boarded fencing), oak gates and plane trees emphasise the estate's identity."

The primary consideration in terms of the historic environment is the duty on the Council to pay special attention to the preservation or enhancement of the character or appearance of the surrounding Conservation Area and any impact of the proposed development upon it. Officers and the Conservation Area Advisory Committee have objected to the application, however it is the applicant's contention that their objections are not borne out by the evidence. The proposed development is discreet, of a high quality design and uses appropriate materials. It will preserve the character and appearance of the Conservation Area and will preserve key features of the layout and building type characteristic of the 'garden suburb' style of development. Specifically:

- 76 Croftdown Road is set back from the street frontage, behind substantial front and side hedges.
- The design of the extension is simple and understated, and the choice of materials is appropriate. The dimensions of the extension and setback of the flank wall from the boundary were specifically informed by views from the street.
- Combined with the siting, design and scale of the single storey extension the proposed development will be barely visible in street views and will not impact on the street frontage.
- The trees in the back gardens limit views from elsewhere in the Conservation Area, and the size of the extension relative to the garden as a whole means it is insignificant in terms of any impact on the use of the garden by residents.
- The proposed extension will not impact on access to or the functioning of the garden to the rear of the properties.
- Objections from the occupier of 78 Croftdown Road are principally matters that are dealt with through Building Regulations rather than planning controls or are not relevant planning considerations.

In the circumstances we hope that you will support the application.

76 Croftdown Road, Dartmouth Park – Single Storey Rear Extension  
Application Ref. 2015/2902/P



View from north/looking south



View from south east

