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ACCESS & DESIGN CONSIDERATIONS FOR

PROPOSED SIDE CONSERVATORY AT

THE OLD VICARAGE, DIMBLE LANE, ALTON

Background

The existing conservatory has reached the end of its economic life with time-expired rotten timbers and general problems arising from the lack of a damp proof course and any insulation. In addition, glass maintenance is problematical due to the current buildings layout and there are problems arising from the extremes of temperature in summer and winter. The Applicants sought advice from SMDC planners, particularly as the property sits within the designated Conservation Area, and this application was produced as a result of those discussions. Planning and Conservation Area Officers have visited the site in April and June 2009 and a planning application was subsequently submitted. Following further discussions with Officers that application was withdrawn and a this one submitted incorporating changes to the roof design.

The proposed development fully takes into account the policy requirements of SMDC and the Building Regulations. Full account has also been taken of the policy requirements of Staffordshire County Highways (SCH).

Assessment of the suitability of the application site

It is accepted that the existing conservatory has reached the end of its economic life and officers have indicated that there is no objection in principle to a replacement. A structure of similar size is proposed but the ends will be squared off and a different roof material employed. The overall footprint will increase slightly but the use of matching and therefore sympathetic materials will not affect the overall site appearance.

Evaluation of the existing buildings on the application site

The Old Vicarage is a very imposing stone and tile building and is typical of its type particularly in a Conservation Area location. The proposed conservatory will be almost identical in two-dimensional view on the site and the overall balance of the building will not be affected. There will be no impact on the Conservation Area.

Design considerations for the existing buildings

The Old Vicarage is of 'traditional' stone and tile construction and the opportunity will be taken to use the same materials in the proposal. The principal walls will be of stone construction to match the existing and, following discussions with Officers in connection with the recently withdrawn application, the roof has been re-designed to be essentially flat with a domed-section.

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The materials to be used either match, or are sympathetic to, the existing building. The proposal will, therefore, not affect the appearance of the existing building or its setting in the Conservation Area.

Services

The proposal does not impact onto any of the existing site services which are adequate.

Landscaping and the Environment Agency

An SMDC landscape officer has been consulted and his views have been incorporated into the scheme. The block plan accompanying the application shows the proposals.

The property is not within a designated flood plain and it is understood that the Environment Agency have no particular requirements in respect of the proposed development.

Access, highways, parking and circulation requirements

The proposed development will not generate any additional vehicle movements and will not impact on the existing arrangements.

Other matters

An application in respect of a garage and garden store is being submitted in parallel to this application.