STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works	**Significance of the historic fabric/area that will be affected**	**The impact of the proposed work(s) on the historic**
Erection of a single storey rear extension to provide Bedroom & Wet room for a disabled person all as shown on the submitted drawings.	The property is unlisted and is located in a Conservation area. It dates from the mid to late 1800s. A later extension has been added to improve the residential amenities. The original structure is built of natural stone walls with pitched plain tile roofs. The later extensions built of red facing brick walls with a plain tiled roof. Doors and windows are timber	The proposal will be built with natural stone walls, a pitched plain tile roof and timber stained door and windows, all to the approval of the Planning Officer and Conservation Officer. No historic fabric will be lost as a result of the proposed works.
	The extension as proposed will be hidden from the main view accross the valley and as the roof is approximately 1 metre below the main dwelling ridge and due to the ground levels, some of the building will be constructed below ground level, its impact on views from the other areas will be insignificant.	We consider that this proposal will have minimal impact on the Conservation area.