From:	Bayliss, Gillian
To:	Ollerenshaw, Mark
Subject:	RE: Planning comments SMD/2019/0127
Date:	07 May 2019 12:42:57

Site within the Alton Conservation Area. There are limited views of the front of the property from Malthouse Road (depending on the vegetation) and the property is on elevated ground, accessed by a flight of steps. Alongside the steps is a stone store/garage built into the bankside which functions as a terrace immediately in front of the front door. The proposal seeks to enclose the terrace with an open-sided aluminium frame supported on steel posts and polycarbonate roof forming a covered veranda.

The structure relates poorly to the form of the bungalow, will join to the roof above eaves level, jut out awkwardly and dominate the front elevation. Given that it is open-sided, a judgement will have to be made as to whether the light-weight structure will be sufficiently harmful to warrant a refusal. It will have very limited impact on the character and appearance of the Conservation Area but it is not good design and may be disproportionally prominent.

If approved conditions will be required to ensure that the structure remains open sided as infilling will definitely be harmful.

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