
From: Bayliss, Gillian
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To: Johnston, Christopher; Planning (SMDC)
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Categories:

5 Froghall Road, Ipstones

A small, mid-20th century building of simple form occupying a prominent site alongside Froghall Road. As the road rises northwards towards the centre of the village this building comes into view, seen in conjunction with the historic core of the village. The building is sited gable to the road, set back on elevated ground behind a stone wall topped with a hedge. There are several Listed Buildings adjacent including the Red Lion public House (opposite) and 5-9 High Street behind. The property backs on to a large field which is a significance open space in the village and views of the bungalow are obtained across this land. The building would be regarded as having a neutral impact on the character and appearance of the Conservation Area.

Approval was given for raising the ridge height of the roof by 0.9m and installing rooflights in 2008. This does not appear to have been implemented.

This application seeks approval for a single storey front extension and a rear extension which also wraps partly around the gable facing the road. A replacement garage is also sought, siting it closer to the roadside than the existing smaller garage.

It is considered that the proposal fails to respond to the scale and character of the existing building. The building would no-longer have a legible frontage and its form would become complex and of many disjointed parts. White render is not a feature of the local vernacular which is stone and soft red brick. The garage would be large, with the opening in the gable side. It is recommended that were larger garages are proposed the doorways are sited in the longer side, at-right-angles to the ridge and with a central pillar. The size of the extension, design and materials are unacceptable and would cause harm to the character and appearance of the Conservation Area and setting of adjoining Listed Buildings. The proposal would not comply with the Council's design guidance which requires alterations to work with a building's character and harmonise with the host building (Section 5). It also notes that the smaller the building the fewer options for extension (Para.5.7). Minor design changes will not make this proposal acceptable and refusal is recommended.

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