
From: Bayliss, Gillian
Sent: 22 July 2021 15:19
To: Berry, Ailsa; Planning (SMDC)
Subject: SMD/2021/0405

Categories:

St Anne's Cottage, Brown Edge

The building first appears on historic mapping in 1922, formerly divided into two houses. The building is of coursed rubble stone with an ashlar frontage and distinctive stone ashlar chimneys. Listed Buildings adjoin the front and rear of the property so changes have the potential to impact on their setting.

No works are proposed to the front elevation.

At the rear, the application proposes the raising of the height of the lowest rear wing, taking it up to the height of the original building. The chimney is also proposed to be demolished. Whilst the building is set back from the road, the development will impact on views of the church spire from this direction so must be handled with care. I have no objection to raising the roof but would request that there is still a step down in the ridge height so that there is a break in the building line, allowing the extension to be read as a subordinate addition. I would also request the chimney be retained as this is part of the distinctive roofscape in views across the buildings to the church spire.

At the rear the application proposes the retention of the existing garage but raising it in height and constructing a higher wall above to comply with fall from height regulations. The application also proposes the rounding off of the site access to improve visibility. I have no objection to this subject to the retention of the central pillar in the garage, and careful alteration of the walling to ensure that it is retained as a dry-stone construction, matching current appearance. I note that there is a mature tree in the neighbour's garden which may be impacted by the works.

Revised plans required

Condition:

- Facing materials and pointing
- Joinery details
- Garage doors (if to be replaced)
- Boundary walling to match existing

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