HERTIAGE STATEMENT

5 FORDINGBRIDGE CLOSE HORSHAM

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1.0 SITE AND SURROUNDINGS

1.1 The application site relates to a two-storey detached dwelling with forward projecting flat roofed single garage located on the eastern side of Fordingbridge Close. The property dates back to the 1960's and is constructed of bricks with feature tile hanging at first floor.



1.2 Fordingbridge Close consists of a mixture of properties all of which vary in style and design. However, No's 4 and 5 are the same style property and were constructed as a pair. No. 4 has benefited from a front extension whereby the garage has been extended in width to create a double garage with a pitched roof above (see photo below).



1.3 The application site is located within the Horsham Conservation Area and in particular the River Arun Character Area. The Horsham Town Centre Conservation Area Appraisal and Management Plan states that 'the properties within Fordingbridge Close have a mixture of housing styles and this diversity in addition to their plot size framed by the tree planting on the southern edge of the road provides a transition between the rural setting of the Conservation Area and the denser development form of Denne Road'.

2.0 PROPOSED DEVELOPMENT

2.1 Planning permission is sought for the construction of a single storey front extension which would involve extending the width of the existing garage to allow the insertion of two single garage doors by 'squaring off' the front elevation. A porch would also be created which would allow the front door of the property to be located on the front elevation of the house. Internally the space would provide a workshop, home office, snug and new entrance hall with covered porch. A pitch roof would be added above the extension. All materials are to match those on the host dwelling.



PROPOSED FRONT ELEVATION

3.0 IMPACT ON THE SETTING OF THE CONSERVATION AREA

3.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of the area. The National Planning Policy Framework (NPPF) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset the greater the weight should be. Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting.

3.2 The proposed development would be located within a comparatively modern development on the edge of the conservation area. There is no uniformity in the street scene except No's 4 and 5 Fordingbridge Close.

3.3 The existing property has a front projecting single garage measuring a width of 4m extending to a maximum width of 5.7m, a length of 5.3m and a maximum height of 2.6m to the top of the flat roof. The side wall of the garage is angled which results in the width increasing towards the main house. The entrance to the house is on the side wall of this front projection. Currently there is a single garage door on the front elevation and internally the space provides a single garage (although not big enough to fit a modem car), a store and the entrance lobby.

3.4 The proposed extension comprises two elements the conversion and extension of the existing garage as well as a single storey porch. The proposed extension would result in the front elevation of the property being 'squared off' so that the side wall would no longer be at an angle. Two single garage doors would be inserted in the front elevation. The garage extension would result in a width of 5.5m and a length of 5.3m. A pitched roof would be introduced measuring an eaves height of 2.5m and a maximum height of 3.8m to the top of the ridge. The porch addition would measure a width of 2m, a length of 3.6m with an eaves height of 2.5m and a maximum ridge height of 3.3m.

3.5 It is considered that whilst the front extension would be visible within the street scene, it would not be a dominant addition to this house. The sensitive design, use of matching materials and small scale of the development ensures that the proposal would not detract from the setting of the Conservation Area, would have a positive architectural impact on the street scene and would cause no harm to the heritage asset.

3.6 The proposal would not be extending further towards the road thus the established building line would be retained. The extension would increase the width of the existing garage however the front of the existing property is relatively wide and set within a generous plot. There would be a gap of over 4m from the edge of the proposed extension to the edge of the existing property with a further 3m to the boundary. Therefore, given the space around the property a front extension can be comfortably accommodated on the site without being a dominant or incongruous addition.

3.7 The proposed porch would be set back from the front wall of the garage by 1.8m and would be a very modest addition. Relocating the door to the front of the property announces the entrance to the house and is more legible in the street scene. The extension would be enclosed by a pitched which would connect to the roof of the garage tying the elements together. It is also worth noting that the extension would be more akin to the neighbouring property at No. 4 where the principle of a double garage with a pitched roof has already been established.

3.8 Given this, it is considered that the proposal would preserve and enhance the Conservation Area by introducing a sympathetic addition which would not be a dominant or uncharacteristic feature in this setting. The proposal would be a modest addition to this property which would retain the character of the existing dwelling and thus preserving the conservation area.

4.0 CONCLUSION

4.1 In conclusion it is considered that the proposal would preserve and enhance the character of the Conservation Area and would be consistent within the existing streetscene. The proposal would be in keeping with the existing site and the surrounding area and is not considered to conflict with the aims of the heritage policies or result in harm to this heritage asset.