

Alterations from initial scheme

- Lowered entire front two storey portion by 200mm
- Main ridge lowered by 375mm
- Hipped both sides of main roof to 25 degrees (previously sent drawings showing 35 degree hips)
- Removed 2 no. chimneys
- Reduced the width of rear bedroom and kitchen wing by 400mm
- Reduced utility / boot room width by 400mm
- Reduced the depth of rear kitchen / bedroom wing by 400mm
- Reduced ridge height of rear kitchen / bedroom wing by 380mm
- Reduced the rear kitchen / bedroom wing ridge height by 380mm
- Reduced the rear kitchen / bedroom wing roof pitch to 25 degrees (previously shown 35 degrees)

Alterations to materials from initial scheme

- Addition of brickwork detailing to single storey element to the front and brickwork shown to the sides
- Addition of brickwork detailing to utility room and brickwork facing to sides
- Addition of timber cladding to rear of 1st floor bedroom balcony wall

Massing

- Existing footprint 168 SqM
- Proposed footprint 174 SqM (reduced from 183 SqM)

Additional images provided which show shadowing to The Old Telephone Exchange confirming the shadowing has no detrimental effect on The Old Telephone Exchange.

Key things to note

- The proposed two storey mass to the rear aligns with the existing building line, existing mass and general built environment
- The two storey element to the frontage aligns with the majority of buildings along South Street in terms of scale, mass and elevational treatment and therefore is in accordance with the Conservation Area
- The proposed roof of the single storey utility to the rear is lower than the existing building mass and therefore provides a slightly improved outlook and light to the secondary bedroom window of The Old Telephone Exchange.
- With the levels of the site of The Old Telephone Exchange, this window could be classed as being at first floor level and therefore should be obscured
- The bedroom to the rear of The Old Telephone Exchange has double aspect with the primary window facing to the rear
- The two-storey extension of Cherry Bank sits outside of a 45 degree line from this primary rear window and therefore has no detrimental effect on The Old Telephone Exchange and the proposals therefore provide no change in aspect from the main bedroom window of The Old Telephone Exchange
- The proposals to Cherry Bank remove the existing side facing first floor window to the bedroom, providing a greater degree of privacy to The Old Telephone Exchange and the garden of Ebbleside next door

Synopsis of previous planning and design statements and discussions

- The existing building can be seen as providing a negative effect to the conservation area. The existing built form represents a negative contributor. The property is of relatively limited age and exhibits no discernible reference to local vernacular or historic design principles. Furthermore, the cumulative impact of unsympathetic extensions, together with its overall poor condition, detracts from the architectural coherence and visual quality of the surrounding area.
- It is considered that the site presents a clear opportunity for enhancement. The proposed redevelopment, comprising a well-considered replacement dwelling, should therefore be afforded substantial positive weight, as it would serve to better respond to the character of the Conservation Area and deliver a marked improvement in the quality of the built environment
- It is accepted that a replacement dwelling for this property would be larger than the existing
- The garage / annexe to Cleeve House is dominant and close to the boundary with Cherry Bank and allows for the proposed two storey mass to be located close to this boundary without and negative effect in terms of overbearing to Cleeve House
- By removing the existing conservatory and majority of the existing boot room, the footprint has reduced where it is arguably providing a greater impact on The Old Telephone Exchange and this can certainly be seen as a benefit
- There are a number of properties along South Street that are of similar size and style with large rear elements that respond to the topography of the site
- The siting of the proposed dwelling, slightly further forward than the existing, provides no detrimental impact on either neighbouring property and does not impact the view of the gable end of Cleeve House
- The addition of facing brickwork to the elevations accord with the comments from The Conservation Officer.
- The addition of timber cladding, facing brickwork and flint to the sides and rear reduces the amount of render
- The hipped roof line reduces the amount of render to the side elevations from the original proposal