

Heritage Statement

Extension to Woodlands, The Street, Grittleton, SN146AP

Description of the property and surroundings

Woodlands is a detached dwelling constructed around 1789, originally two dwellings, altered mid C19 for the Neeld Estate, it is listed grade 2, centrally positioned in the village of Grittleton in an area of mixed terraced and detached houses.

The property sits to one side in its plot close to the Main Street in the village, with a detached garage and annexe, a good sized garden is screened by existing trees and shrubs.

The application site is in the Grittleton conservation area.

Proposed development

Full planning permission is sought for two single storey extensions, one at the rear attached to a previous 1970 extension and one to the south west side to provide a Lean-to greenhouse.

The proposals are shown on drawings 2691/1,2,3,4,5, and 6

Materials

Natural stone to walls to match the house and salvaged clay double Roman tiles to the rear extension roof, the greenhouse will be timber and glass

Justification of the proposal

It is not considered that the proposed extensions significantly alters the appearance of the house and is in any way detrimental to the conservation area.

Highways and Access

The property is six miles from the centre for local services, which makes the owners dependant on the use of a motor vehicle, existing vehicle access and parking is not affected by the proposal, a once daily bus service is operated by Faresaver.

Flooding

The property is not located in a flood zone area and is less than 1 hectare in area

Ecology

No ecology assessment has been undertaken as it was not deemed necessary for the proposal.

Summary

Full Planning Approval is sought for the two extensions, the rear extension will add space to the ground floor bedroom that the owners now use due to difficulty in using the stairs to the first floor, the greenhouse extension will allow the owner to pursue a horticultural hobby through the year.

The scheme has been carefully designed to be visually attractive and be in harmony with the host dwelling and its surroundings.

The rear extension will be attached to the 1970 extension so will not impact the much older part of the the dwelling, we have also sourced materials for the structures to blend with the existing.

Chris Hyde

July 2026