

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (item by item):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Single storey rear extension	The Application Site abuts the Lydiard Millicent Conservation Area, and the proposed development is at the rear of the property on the border of the Conservation Area. It will not be visible to the general public nor to any neighbouring properties, and does not interrupt any existing views across the open fields to the rear of the property. The area and fabric that be affected by the proposed development is minimal and, more importantly, is of no significance in the context of the Conservation Area.	There will be no impact on the historic fabric/area. The materials used will match those used on the existing dwelling and will be sympathetic to its host dwelling and to the area. Similar extensions are present in neighbouring properties, including an existing flat roof rear extension on the adjoining property, which has a higher roofline and is larger in scale than this proposal. Other surrounding and nearby properties within the Conservation Area also benefit from modern extensions and developments, notably the property directly opposite which has a large and prominent UPVC and glass conservatory to the side elevation which is visible to the general public from the road, as well as being visible to the property at the application site and those that neighbour it. The proposal is therefore in keeping with the scale, design, character and appearance of existing developments and additions to many surrounding properties and would not harm the character and appearance of the area nor cause any negative impact upon it.