1. The application is for a 3.17 metre by 1.9 metre domestic greenhouse to be placed in the garden of Beulah House, which is in the Elton Conservation Area.

2. Beulah House is a traditional village house of brick, stone and stone slate construction. It is not a listed building. It is not close to any other listed building, the dwellings immediately adjoining having been built in the latter half of the 20th century. The gardens to the house are between the house frontage and the back edge of the footpath.

3. Prior to the current applicants purchasing the property in 2020, a swimming pool existed on the proposed site of the greenhouse. It was enclosed by a plastic polytunnel type cover, approx. 5 metres wide and 15 metres long. By comparison, the greenhouse now proposed is modest.

4. The applicants planted a beech hedge along the road frontage boundary 3 years ago. This is now growing strongly and can be expected to reach its final height of 1.8 metres within the next 2 years.

5. A mature walnut tree exists on the site, but neither the canopy nor the root spread will be unduly affected by the greenhouse.

6. The proposed greenhouse will be powder coated in a stone 'heritage' colour – Portland Stone, and erected on a base constructed of reclaimed local stock bricks. It will therefore be sympathetic to the setting of the house and traditional type greenhouses in a conservation area setting.

7. At present the greenhouse would be seen from the footway of Back Lane, but as explained, it will not detract from the character or appearance of the conservation area.

8. Within a relatively short timespan, the frontage hedge will have grown to a height of 1.8 metres, giving a sense of enclosure and village scale to this part of Back Lane, and it will screen the greenhouse from public view.

9. The greenhouse can therefore be considered an enhancement to the setting of Beulah House, a traditional building within the conservation area, especially considering that it would be replacing a utilitarian plastic and galvanised steel swimming pool cover..