Design, Access & Heritage Statement

30 Church Lane

Tilbrook

PE28 0JS

This document has been created by Binney & Sims Design Ltd in support of a Householder Planning Application for the provision of:

Single storey side extension

The application site is 30 Church Lane, Tilbrook. The site sits at the top of Church Lane off the B645 – Tilbrook High Street. The street is primarily made up of semi-detached dwellings all of similar style and design and facing open fields. 30 Church Lane is a detached residential dwelling with 5 bedrooms and 3 reception rooms.

- The site is within a flood zone 1
- The site is within a conservation area
- The existing property is not a listed building
- There is a Grade I ecclesiastical listed property nearby to the site (Church of All Saints)



Showing the existing outbuilding

Planning History

Demolition of existing side extension and conservatory and erection of replacement side and rear extension. Ref. No: 19/01833/HHFUL | Status: Permission

Removal of Spruce tree Raise crown of Lime by 2m from ground level. Ref. No: 19/02605/TRCA | Status: Consent

Proposed side extension, replacing existing outbuilding. Ref. No: 20/00620/HHFUL | Status: Refused

Proposed side extension, replacing existing outbuilding. Ref. No: 20/01353/HHFUL | Status: Permission

Garden building/office on existing slab. Ref. No: 20/02241/HHFUL | Status: Permission

Proposed side extension replacing existing outbuilding, extension to driveway, alterations to boundary wall and creation of two new access points. Ref. No: 20/02481/HHFUL | Status: Permission

Proposed side extension replacing existing outbuilding. Ref. No: 21/02478/HHFUL | Status: Refused

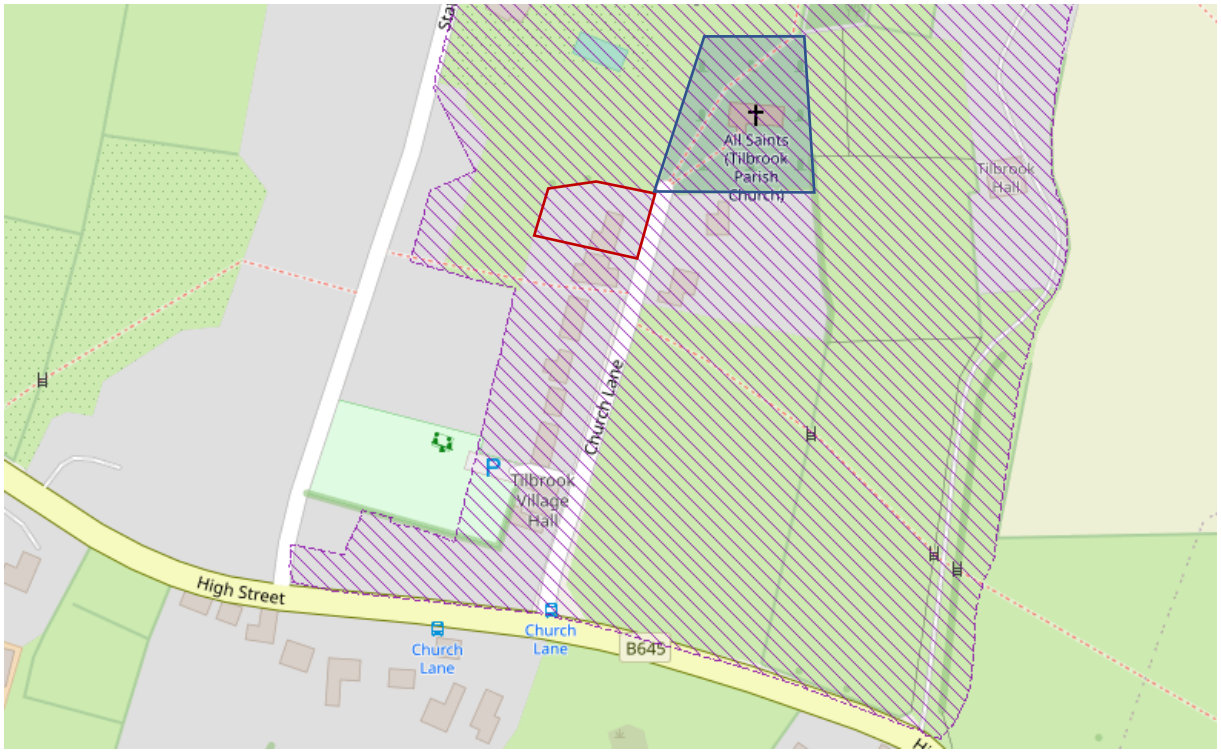
Proposed erection of a side extension in place of existing workshop. Ref. No: 23/00945/HHFUL | Status: Permission

Proposed erection of a single storey side extension. Ref. No: 24/01052/HHFUL | Status: Permission

Non-material amendment of 24/01052/HHFUL to remove lean-to to be replaced by full flat roof.

Ref. No: 24/01675/NMA | Status: Refusal Other

Proposal Site and Local Area



Showing the property (outlined in red) and showing the nearby listed building (outlined in blue)

The property was built in 1868. It is not listed, however it is located within the Tilbrook conservation area. The property sits within an area where mid-late twentieth century housing is a dominant characteristic. Finishing materials include painted brick walls, slate tile roof and aluminium windows. Recent alterations to the property include a side extension which was granted permission in September 2020.

A Tree Protection Order is also in place for a tree to the northwest of the site.

Heritage

The proposal property does sit within the Tilbrook Conservation Area, however it is not a listed property and is not a heritage asset in its own right. Built in the mid 1800's, it is painted brick and slate, with additions added over its lifetime. The closest listed building is the Church of All Saints, which is over 140 metres away. This is an ecclesiastical building Grade I.

Church of All Saints

List entry: 1214784

Parish church mainly of C13 and C14 with part of north arcade dating from late C12. C14 west tower, nave, chancel, vestry and south porch. C13 north aisle and north chapel. The church is noteworthy for the C12 north arcade and the woodwork in the roof of the north aisle and the screen between the chancel and nave.



Proposal

This proposal is following on from the previously refused non-material amendment to the application (24/01675/NMA). The NMA was refused as it was considered that the changes proposed were outside the scope of a non-material amendment.

This proposal looks to remove the lean-to element of the approved side extension, providing a clearer transition between the main dwelling and the extension.



Figure 1: Approved scheme



Figure 2: Proposed scheme

Conclusion

Due to the nature, scale, character, finishing materials and location of the proposal, there will be no detrimental impact to the conservation area or nearby listed building.