DESIGN, ACCESS and HERITAGE STATEMENT

In support of a Householder and Listed Building application for

Single and 1.5-storey extensions at

The Cottage

Illing's Lane

Broughton

Cambridgeshire

PE28 3AW

INTRODUCTION

This statement has been prepared in support of a householder and listed building application at The Cottage, Illing's Lane, Broughton.

The application is being made on behalf of the owner-occupier of the property and seeks approval for the works described below and illustrated within the supporting detailed drawing package.

The Statement aims to set out the proposals, including rationale and requirements for the work, as well as illustrating that due consideration has been given throughout the design process to balance any perceived 'harm' with 'public benefit'.

The statement should be read in conjunction with the submitted supporting drawing package, Heritage Statement and supporting information as detailed below:

Drawings:

22466_01 – Location and existing Block plan

22466_02 – As existing floor plans, elevations and section

22466_03B – As proposed floor plans, elevations and section

22466_04A – As proposed elevations, roof plan and block plan

22644_05 – As proposed window joinery details

22644_06 – As proposed door joinery details

22644_07A – As proposed Conservation rooflight details

Supporting documentation:

Design, Access and Heritage Statement (this document)

Biodiversity checklist

Householder checklist

Listed building checklist

PLANNING HISTORY

22/01186/HHFUL and 22/01187/LBC – Construction of one and a half storey rear extension and replacement of existing lean-to to main dwelling. Conversion of, and single storey rear extension to existing outbuilding to create an ancillary annex – submitted May 2022 – Withdrawn November 2022

23/00247/LBC – Repair and refurbishment – submitted Feb 2023 – Approved Sep 2023

23/02481/HHFUL and 23/02482/LBC – Repair, extension and change of use of outbuilding to ancillary residential accommodation and new access gates – submitted Dec 2023 – Approved Feb 2025

THE SITE

The application site is located to the east side of Illing's Lane, Broughton. Broughton is a small village and civil parish in the Huntingdonshire district of Cambridgeshire.

Broughton hosts buildings of varying age, scale and design and which has the character of a typical rural village.

Illing's Lane has the character of a typical rural village; development is sparse and there are views across the countryside between the buildings and the lane. Development within Illing's Lane is mainly residential and there are examples of both modern and traditional development in the vicinity.

THE PROPERTY

The Cottage is a Grade II listed detached dwellinghouse, located in Broughton. It lies outside of the Broughton Conservation Area and approximately 56 metres south of the closest Grade II listed building (Illing's Farm).

The Cottage lies within residential curtilage which includes private amenity land, parking/driveway and an ancillary outbuilding (subject to approval to be altered and extended to create annexed accommodation).

The core of The Cottage is a mix of masonry and timber framed construction, rendered in the main, however with the most northern bay being exposed brickwork. In addition, there is a single storey brickwork lean-to extension to the east (rear) elevation of the property which has been altered and extended previously.

THE PROPOSAL

<u>Use</u>

The proposal does not impact upon the existing residential use of the site.

The proposal seeks a mix of modest extensions to the east elevation of the property, to provide additional habitable floor space. The proposals are illustrated within the supporting detailed drawing package.

Layout

The layout of the existing property is linear in form, requiring access to rooms on both the ground floor and the first floor to be via adjacent habitable rooms. As such, this restricts the functionality and privacy of those rooms.

In addition, the property has no visual connection or relationship with the land around it, with all existing window openings being on the western and northern elevations towards Illing's Lane and the neighbouring residential properties.

The proposal seeks to achieve a better connection to the rural location of the property, as well as providing additional residential floor area to improve overall functionality and connectivity throughout the property itself.

The layout requires only minor demolition of the later lean-to extension on the rear (east elevation), and slight alterations to the retained lean-to structure.

The proposed layout creates a 'service' side of the property, through the provision of a Utility/Boot/ Plant room, and a rear access lobby facilitating access into both the historical core of the property and the proposed extension form the rear amenity land and established driveway to the north.

On the ground floor the proposed extension provides a new Kitchen/Breakfast room with access to the private rear amenity land, and creates views out of the property, connecting it to its rural location. In addition, a ground floor shower room is proposed to serve both occasional guests and the original first floor bedroom at the southern end of the core building. A new stair leads to the first floor.

On the first floor it is proposed to create an additional bedroom with bathroom facilities within the 1.5-storey extension. Although the room will be compromised by the restricted head height, it is considered a good/functional use of the roof void within the extension and provides further connection to the surrounding countryside through the glazed elements. The space is accessed by an independent stair that avoids the need to form openings at first floor level through to the original core building.

With the extension being located to the east of the core building, and with the largest projection being almost central on the elevation, views of the proposed structure will be mostly obscured from the streetscene. The limited scale of the extension will mitigate any loss of view through the site to the countryside.

Scale

The scale of both the existing and proposed are illustrated within the supporting detailed drawing package.

- Existing dwelling footprint: 80m/2
- Existing Gross Internal Area (GIA): 113m/2 (+40%)
- Proposed dwelling footprint: 112m/2
- Proposed Gross Internal Area (GIA): 159m/2 (+40%)

There are no proposed changes to the scale of the site or any proposed boundaries. Indeed, the proposal provides the opportunity to better define the residential curtilage of the site through the erection of post and rail fencing (or other to be agreed), avoiding the "spread" of residential activities into the countryside.

Design and visual appearance

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments

should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposed rear extension is of a size and massing that will remain subordinate to the existing main property. Timber frames and matching brickwork are to be used to provide continuity between the extensions, along with lead/zinc standing seam cladding and large areas of glazing, which will provide a modern and improved appearance to the rear of the property.

The use of slate for the roofs provides continuity between the previous and proposed extensions, and the use of matching vernacular and roof pitches for both the lean-to and the main body of the extension further tie the structures together, whilst retaining a clear distinction between 'old' and 'new'.

Amenity

Local Plan Policy LP14 promotes a standard of amenity for future occupiers and users, to ensure that the physical environment created by new developments is protected.

The property is located at the edge of the village, with the closest residential development being on the western side of Illing's Lane. As the proposals are for extensions to the eastern (rear) elevation, it is unlikely to result in any significant detrimental impact to the residential amenity of neighbouring properties.

Materials

The use of matching brickwork for the lean-to extension will provide continuity between the extensions. The expanse of garden facing glazing will provide a more lightweight appearance and mass to the extension, allowing greater views through the extension to the 'core' building.

The use of principal timber frames to support the roof and gable glazing acknowledge the timber framed construction remaining in parts of the 'core' building, whilst also acknowledging the rural location of the property.

The use of vertical seamed cladding will add interest and a contemporary appearance to sections of the elevations. It is also considered that the use of the seamed metal cladding will avoid the creation of further solid panels of brickwork and help the extensions appear distinct from one another, reducing the overall mass of the proposals.

The use of a mono-pitched roof over the ground floor shower room is considered appropriate as it will align with the existing lean-to form and would have the least impact on the historic fabric where it connects to the core building.

Landscaping

The proposed construction zone is relatively flat, however there is a level difference between the rear of the property and Illing's Lane. There are no proposals to alter the levels of the site to facilitate the proposed works and the extensions have been designed to work with the existing topography.

There are no established hedges or trees that will be impacted upon by the development.

Hard landscaping will be limited to pathways and modest areas of patio to serve the property and enable the enjoyment of the views afforded by the rural location.

Ecology

The proposals include only a limited level of demolition of a single storey lean-to extension previously applied to the rear (east) elevation of the property. The sealed construction of the lean-to is such that its use by protected species is considered unlikely.

The area upon which the extension is to be constructed is residential modified grassland with little to no ecological value.

A preliminary roost assessment was conducted by Arbtech in February 2023, and concluded the following:

"Bats are very unlikely to be roosting within these buildings and as such there are not anticipated to be any impacts on bats in this location as a result of the proposed development"

The situation on site has not altered since the report was prepared, and thus the conclusions of the Arbtech report are still considered valid.

Notwithstanding this, the recommendations within the Arbtech report will continue to be followed, which read:

"In the unlikely event that a bat or evidence of bats is discovered during the development, all work must stop and a bat licenced ecologist contacted for further advice."

The original PRA report is submitted in support of this application.

Flooding

The application site lies within flood zone 1 and as such the extensions will not be at risk of flooding. Likewise, the limited scale of development will not impact upon flooding in the locality.

Access

There are no proposed changes to access to and from the site. Access by vehicles will remain via the established driveway to the north of the dwelling.

Pedestrian access will be via the principal entry door on the west elevation, or via the proposed/replacement rear pedestrian door. Level pathways will be provided throughout the site to ensure ease of access for all.

Internally, there are existing and proposed level changes which account for the level difference between the core building along Illing's Lane and the proposed development at the rear. Such level changes will limit the occupation of the property.

HERITAGE STATEMENT

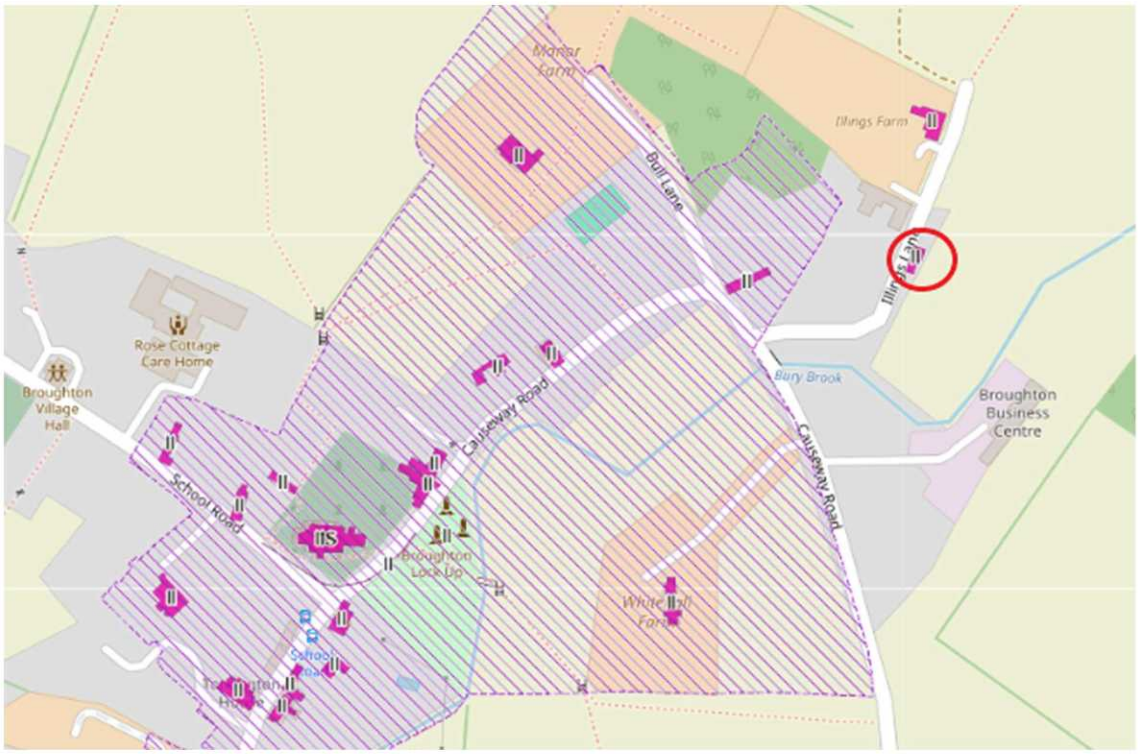
HISTORIC FRAMEWORK – Broughton Conservation Area

The application site is located to the east side of Illing's Lane, Broughton. Broughton is a small village and civil parish in the Huntingdonshire district of Cambridgeshire.

Broughton hosts buildings of varying age, scale and design and which has the character of a typical rural village.

Broughton is located five miles north-east of Huntingdon and six miles south of Ramsey. Historically the village was linear in plan, with the main road through running north-east along Bridge Road and Causeway Road.

Much of Broughton is included within the Broughton Conservation Area, however Illing's Lane (and the application site) is not within the Conservation Area. See inset map below:



Map extract from Huntingdonshire Conservation Area maps (2021). Purple hatch = Conservation Area. Magenta fill = Listed buildings and their Grade. The application site is highlighted in red.

Illing's Lane has the character of a typical rural village; development is sparse and there are views across the countryside between the buildings and the lane. Development within Illing's Lane is mainly residential and there are examples of both modern and traditional development in the vicinity.

HISTORIC FRAMEWORK – Listed Buildings

The application property is Grade II listed and lies within proximity of other Listed Heritage Assets, and thus the impact of the proposed development on those Heritage Assets needs to be considered to ensure that no harm is caused to the setting of each. Each Listed property is numbered on the inset map below, and further described thereafter.



Google Aerial view illustrating the positions of listed buildings local to the application site

1. COTTAGE TO EAST OF BROOK HOUSE (Application site)
   Grade II listed – List Entry Number: 1330720 – Listing Date: 13th January 1982

   The special interest of the cottage lies in its architectural and historical significance and its position along the "street side" of Illing's Lane, contributing to the character and appearance of Illing's Lane and the wider rural setting.

2. ILLINGS FARMHOUSE
   Grade II listed – List Entry Number: 1128528 – Listing Date: 4th November 1982

   The special interest of Illings Farmhouse lies in its architectural and historical significance in the rural setting of Illing's Lane and Broughton as a whole. Its position along the "street side" of Illing's Lane, and being the last property as you exit the village along Illing's Lane, the property occupies a prominent position.

3. BULL COTTAGE
   Grade II listed – List Entry Number: 1128526 – Listing Date: 4th November 1982

   The special interest of Bulls Cottage lies in its architectural and historical significance and position at the junction between Causeway Road and Illings Lane. Bulls Cottage is located within the Broughton Conservation Area and, along with its setting contribute to the special character of the area.

Given the significant distance between the application site (1) and the closest listed properties (and their settings), there are not assessed detrimental impacts upon the character or special interest of these Historic Assets.

HISTORIC FRAMEWORK – Scheduled Ancient Monument

The application site is located to the south-west of The Abbots of Ramsey's Manor: moated site

Scheduled Ancient Monument – List Entry Number: 1128528 – Listing Date: 4th November 1982

The special interest of The Abbots of Ramsey's Manor is in the understanding of the distribution of wealth and status throughout the countryside. The earthworks associated with the former Abbott of Ramsey's manor remain visible on aerial mapping.

It survives as a very well preserved area of earthwork features representing the outer enclosure and inner moated island which will contain evidence of buildings in the form of buried foundations and the impressions of timber structures as well as other features related to the period of occupation such as wells, yard surfaces and refuse pits. The ditches will provide detailed information concerning the water management system, and will contain waterlogged deposits from which both artefacts and environmental evidence can be retrieved, illustrating the development of the site and the landscape in which it was set (https://historicengland.org.uk/listing/the-list/list-entry/1018341).

Given the significant distance between the application site and the Scheduled Ancient Monument, and considering the small scale of the development being proposed, it is assessed that there would be no detrimental impact on the historical character or significance of the Heritage Asset.

HERITAGE CONSIDERATION – Works proposed

In line with Huntingdonshire District Councils Local Plan 2036 Policy LP34, great weight and importance should be given to the conservation of heritage assets and their setting. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so.

1. <u>The proposal:</u>
   Partial demolition of the existing lean-to structure on the rear (east) elevation. Consent was given in January 1996 under application 96/1605/LBC for a scope of works that included the demolition and rebuilding of the lean-to, on the basis that southern end of the lean-to had partially collapsed.

   <u>The reasoning:</u>
   The partial demolition of the lean-to will facilitate the rear entrance hall and Kitchen extension to be formed

   <u>Justification:</u>
   The element of lean-to to be re-built was reconstructed in 1996 and is not of any historical significance as a result.

   <u>Wider benefit:</u>
   The removal of the lean-to will allow more of the rear elevation to be visible from within the larger kitchen extension, allowing the historic openings to be better appreciated.

2. <u>The proposal:</u>
   Formation of a new doorway opening within the rear (east) elevation, providing access from the Sitting Room into the proposed Kitchen extension.

The reasoning:
The formation of the opening is required for two reasons. Firstly, it provides a much better flow around the building and greater access between habitable rooms. Secondly, it provides easy access from the second stair (serving the second bedroom) to the proposed washroom facilities. Without the access, the second bedroom has an unreasonable travel distance to reach washroom facilities within the Dairy end of the property.

Justification:
A new window opening was approved in this position under planning approval 96/1605/LBC. This part of The Cottage is of masonry construction, and the loss of historic fabric is considered to be comparable to that previously approved, and on balance would create limited harm.

Wider benefit/harm:
The formation of the new doorway would have limited benefits other than to the private occupants, but on balance it is considered that the loss of historic fabric would result in a low level of harm and thus could be considered acceptable.

3. The proposal:
Erection of a partition wall at first floor level to subdivide the two bedroom spaces

The reasoning:
The proposed subdivision will create greater functionality to the first floor bedrooms and restore privacy to each space. The proposal also provides the opportunity to create additional built-in storage to each room whilst still affording the scale and form of the room and chimney breast to be visible.

Justification:
A dividing wall (and doorway) was permitted under approval 96/01605/LBC and was clearly seen as a suitable proposal to subdivide the bedrooms. Indeed, a dividing wall and cupboards was also approved in application 23/00247/LBC, providing additional structural support to the roof purlin in this position. As the works have not been completed at this stage, they are illustrated as 'proposed' within the supporting drawings.

Wider benefit/harm:
As detailed within the supporting documentation for approval 23/00247/LBC, the works were proposed to not only create more private and functional spaces, but to provide structural support to the roof purlin in this position. These works therefore provide a wider public benefit, in that they offer the opportunity to reinforce and protect the existing roof fabric.

4. The proposal:
To create a full height studwork wall at first floor, adjacent the stair serving the principal bedroom.

The reasoning:
The principal bedroom is very 'open' and 'exposed' to the ground floor in its current arrangement, and the partial closure of the space is required to provide additional privacy, as well as creating a full height functional wall to mount shelves or hang pictures, where the room is otherwise void of these currently.

Justification:
A dividing wall (and door) was proposed and approved within application 96/01605/LBC, which subdivided the bedroom space from the stairwell. Although this

was not implemented, the principal of the wall was previously accepted. The proposal does not require a partition wall to the extent previously approved however, which will enable the full scale of the existing bedroom and stairwell to remain visible.

Wider benefit/harm:
The formation of the partition wall would have limited benefits other than to the private occupants, but on balance it is considered that the works could be completed and reversed without loss of historic fabric and as such would result in little to no harm.

5. The proposal:
The proposal includes the formation of low-level stud walls on the first floor, to create a more functional bathroom.

The reasoning:
The property does not currently have a working first-floor bathroom, and thus it is proposed to utilise the most northerly room to provide these facilities. The 'fit out' of the bathroom will be mostly temporary, requiring only small openings for services and drainage to be introduced.

Justification:
The proportions of the existing room (extending almost down to the eaves) is not conducive to a functional bathroom layout, and thus the studwalls are proposed to provide a suitable substrate upon which sanitaryware can be mounted. The void behind will be utilised for services and drainage as required.

Wider benefit/harm:
The formation of the partition walls would have limited benefits other than to the private occupants, but on balance it is considered that the works could be completed and reversed without loss of historic fabric and as such would result in little to no harm.

6. The proposal:
Re-pitching of the existing lean-to slate roof to a shallower pitch, allowing the eaves to be raised by between 300mm and 350mm.

The reasoning:
The existing slate lean-to roof has a very low eaves height and thus restricts openings on the east elevation. Although there is an existing pedestrian door within the east elevation of the lean-to, the head height is severely compromised.

Justification:
Through raising the eaves (adding brick courses and new rafters over the existing rafters to be retained), sufficient head height is achieved to enable a full-height doorway to be formed.

Wider benefit/harm:
The benefits associated with the re-pitching of the slate roof over the existing lean-to are mostly private, through the facilitation of a more 'functional' door height'. The proposal is to remove the existing slates and re-use them on the new roof, but to retain the existing joists in position below. As such, there would be no loss of historic fabric, and the impact on the external form of the building is minimal.

7. The proposal:
Partial unblocking of previously infilled doorway opening in the east elevation of the single storey lean-to, to form a window opening of matching scale, proportions and appearance as elsewhere on the property.

The reasoning:
The window opening is required to provide sufficient natural light and ventilation to the room which it is proposed to serve. The window is proposed in this particular location, as it is previous infill brickwork, and thus of less historical significance than the surrounding brickwork

Justification:
Natural light and ventilation are required for all habitable and service rooms to ensure that the internal environment is of sufficient quality, and to provide means of purge ventilation to prevent the build up of moisture which may damage the fabric of the building.

Wider benefit/harm:
As above, the provision of ventilation will help to reduce the build up of moisture in potentially 'moist' rooms.

The window has been designed with a scale, proportion and appearance which replicates other windows on the property, and thus is considered appropriate and sympathetic to the special interest of the building. As such, and given that the loss of fabric will be constrained to previous 'infilling', the level of harm is considered to be very low.

8. The proposal:
Partial re-building of east elevation of single-storey lean to with slightly relocated doorway.

The reasoning:
The previous re-building of the lean-to structure has created a 'but joint' between 'old' and 'new'. The 'new' construction is of poor quality and is not adequately tied back into the existing structure.

Justification:
The works are proposed to create a stronger and more aesthetically pleasing appearance to the structure, through correct tooth and bonding of the facing brickwork. This will also provide greater strength and longevity to the walls and help resit lateral movement from the outward forces being exerted by the roof.

The benefits of the more 'functional' doorway have been previously discussed. The location of the current doorway has not historical significance and was formed when this part of the lean-to was reconstructed (as approved within application 96/01605/LBC). The insertion of a solid vertical boarded hardwood door is considered appropriate and sympathetic to the building and retains the appearance of a 'subservient' entrance into the building.

Wider benefit/harm:
The benefits of the work include greater structural strength and an improved appearance. The works are proposed to the previously reconstructed element of the lean-to, and the bricks and slates are proposed to be reclaimed and re-used. As such, there will be no loss of fabric (historical or otherwise) resulting from these works.

9. The proposal:
One and a Half storey extension to the east elevation, including additional ground floor and first floor living accommodation.

The reasoning:
The principles and design thought behind the extension have been discussed previously within this supporting statement. The proposed extension seeks to resolve several deficiencies within the property including lack of habitable floor space and sleeping accommodation, lack of washroom facilities, and a lack of relationship with the expanse of land surrounding the property.

The main consideration with the extension is how it relates to the existing built form and how it will connect to the historic fabric.

Justification:
The extension is located on the rear (east) elevation but only connects at roof level. At ground level, the walls terminate before they connect to the original cottage, and thus there are no conflicts between the two construction types, and no loss of historic wall fabric resulting from the proposal.

The connection between the roods will require the manipulation and 'cutting in' to the thatch. The current thatch was approved as part of the 1996 listed building approval, and, given its limited lifespan, cannot be considered as 'historic fabric'.

The new roof requires no cutting of existing rafter, purlins or trusses, and will be simply achieved by laying valley boards onto the existing rafters as necessary, with appropriate lead detailing by a specialist thatched roofing contractor.

The loss of thatch is calculated at circa 5-7% of the overall area of thatch on the property, and thus the proposed junction between the two structures does dramatically reduce/lessen the striking appearance of the thatched roof.

The main consideration is the impact on the roofline itself and the principal of 'cutting in' to the thatch at all. This is required due to the design aesthetic proposed for the extension. Although the extension is proposed at 1.5 storey, it is essentially single storey in height, with a steeply pitched roof to match that of the cottage. The first-floor bedroom simply utilises an otherwise vast roof void for the benefit of additional sleeping accommodation.

It is considered that an extension with a low roof pitch, particularly one that sought to avoid 'cutting in' to the thatch altogether, would look weak, have a poor appearance and would have a greater impact on the historic wall fabric (where the extension roof would abut the cottage). The proposed extension and roof form is striking but traditional in form and replicates many vernacular details of the existing cottage whilst clearly being a C21 addition. A much smaller extension with a low roof pitch would look contrived and incongruous and would be difficult to justify.

Wider benefit/harm:
There are multiple benefits to the extension proposed each of which have been previously detailed.

The level of harm of allowing this 1.5 storey extension is perceived to be 'less than substantial'. It is accepted that some harm will be created through potential loss of visibility of the eastern elevation, and through the changing of the linear form of the building to a 'T-shape'. However, the proposed extension provides many benefits which ensure the longevity, vitality and desirability of the heritage asset. The Cottage

in its current form has limited functionality, and, given its rural location, is unlikely to appeal to a wide range of owners. Through the creation of a more functional and 'family-friendly' floor plan, the extended property can accommodate and encourage multi-generational families to remain within the village.

Through the continued occupation of the property, a more regular scheme of maintenance and repairs can be assumed, assuring the property is cared for and remains of special interest for multiple generations to come.

The extension has been designed in a manner to produce a lightweight, predominantly glazed appearance, which allows views through the building to the 'core' structure. The central location of the extension on the rear elevation is proposed to limit the visual impact on the southern and northern gable elevations when travelling along Illing's Lane. Visibility of the extension from the northern side of the property will be zero.

10. <u>The proposal:</u>
Single-storey lean-to extension to the southern end of the rear (east) elevation.

<u>The reasoning:</u>
The lean-to extension provides multiple purposes in this scenario, including housing a ground floor wash-room for all-inclusive living arrangements, as well as providing a starting point for the new stair up to the first-floor.

<u>The Justification:</u>
As previously described, the existing second bedroom has no access to washroom facilities without having to transverse either through the neighbouring principal bedroom or down the stairs, through the sitting room and dining room and up the principal set of stairs. The lack of functionality to this arrangement is unreasonable.

Through the provision of the ground floor shower room, access to washroom facilities can be accessed directly from the bottom of the stairs serving the second bedroom. In addition, by facilitating the starting point for a third staircase, the lean-to extension removes the requirement to make any structural openings, back into the core of the cottage at first-floor level (to access washroom facilities and/or a means of escape for the proposed third bedroom) and thus avoids loss of historic form and fabric.

<u>Wider benefit/harm:</u>
The benefits to the functionality of the building are considered above. The appearance of the lean-to replicates that to the northern end of the east elevation, with the cumulative volume of the lean-to structures amassing to a similar volume to the existing lean-to structure.

The perceived harm created by the lean-to will be similar to that of the 1.5 storey extension. Although the mono-pitch roof form will not adversely impact upon the thatch of the cottage, there will be some further loss of visibility of the eastern elevation. Notwithstanding this, the southern end of the existing rear (east) elevation has no significant features, and no existing window or door openings, and thus contributes little to the special character of the cottage.

The lean-to has been designed to terminate short of the southern gable elevation, to enable the form and construction of the eastern elevation to remain legible. The 'inset' also reduces the visibility of the extension from outside of the site.

HERITAGE CONSIDERATION – Effect on the special interest of the listed building

The Cottage was previously shown at Category 2 on the HDC Building at Risk Register.

The existing owner and applicant for this submission has invested a significant amount of time, thought, effort and money into a expansive range of structural and cosmetic remedial works (as approved) to stablise and renovate The Cottage. The results of the care and attention given by the occupant application are clear to see on site.

The applicant clearly cares for the property and would like to not only bring back its historical condition and significance, but also to futureproof the property to ensure it desirability and thus occupancy for many years to come.

As such, the proposal seeks consent for a modest level of extension which will rationalise the internal layout without impacting upon the historic form, and provide much required services and amenities making this property a desirable family dwelling. The applicant has worked hard to prepare design proposals that are both sympathetic to the original appearance and form, but clearly discernible from the original building, meaning that both structures can be viewed individually and for their own special character and appearance. As a whole, it is considered that any perceived harm to The Cottage will be offset by the retention of the building, the continued investment by way of repair and renovation, and the improved desirability through increased functionality for 'modern day' living. As such, it is considered to be of public benefit to support the proposals included within this application.