

From: [Bayliss, Gillian](#)
To: [Stannard, James](#); [Planning \(HPBC\)](#)
Subject: HPK/2021/0034
Date: 06 April 2021 17:17:45

Wingfield, Whaley Bridge

A small rendered bungalow, with part-basement set into a steeply sloping hillside. The only openings to the basement are a window and door in the southern gable. Views of the property are gained from the drive on Bings Road and more distant views from across the valley including from Orchard Road where the roof of the building can be viewed in conjunction with 19th century terraced houses below. Views of the property within the Conservation Area are not assessed in the heritage appraisal.

The application proposes excavating the western bankside to fully expose the basement across the whole of the building footprint, to extend into the attic and add a large gable extension to the roof and smaller dormer, again to the western (front elevation). A large central rooflight is to be added to the western roof slope and further rooflights to the rear. Additional windows are to be added in the attic of both gable ends.

Whilst the building is not prominently sited in the Conservation Area the gable is visible from Bings road and the addition of the gable dormer to the roof will be prominent and a discordant element to the outline of the building in contrast with the form and design of traditional buildings nearby. The smaller dormer, large rooflight and dramatic design changes to the front will also be inappropriate in the context of the surrounding built character. The overall design, including the design, proportion and spacing of windows is incongruous and out of place in this Conservation Area.

Less than substantial harm to character and appearance which is a significant planning objection.

[Gill Bayliss MA \(Arch Con\)](#), [MA \(Env Planning\) IHBC RTPI](#)

[Senior Conservation Officer](#)

[Staffordshire Moorlands District Council & High Peak Borough Council](#)

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffsmoorlands.gov.uk/YourData>
