

HERITAGE IMPACT ASSESSMENT STATEMENT

With regards to the planning application for a single storey side extension at 49 Lower Lane, Chinley, High Peak.

proposed works

The applicant is looking to construct a single storey extension on the side elevation of the existing two storey house. This will replace and enlarge an existing single storey extension.

Significance of the historic fabric / area that will be affected

The house and rear garden are not in the conservation area but part of the side garden is in the conservation area.

The existing house is a two storey semi-detached property of traditional appearance , having natural stone walls and natural blue slate roof

The application site is adjacent to an electric substation (located in the corner of the field) which is of very modern appearance.

The impact of the proposed work on the historic fabric / area

The footprint of the proposed extension would be greater than the existing extension (which is to be removed), however the design and matching materials to be used on the new extension will be a significant improvement on the existing extension.

Due to the position of the existing electric substation and the stone wall fronting Lower Lane part of the side elevation of the extension will not be easily visible from the public highway. None of the rear elevation would be visible from the public highway.

It is considered that the proposed extension will have very little impact on the conservation area and would be an improvement in appearance to that of the existing extension