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From:do-not-reply@ambervalley.gov.uk
Sent:20 Jul 2022 14:27:25 +0100
To:Development
Subject:Online submission - comment on a planning application

Submitted via www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/comment-form

**Application details:**AVA/2022/0280

Two storey rear extension to incorporate a basement bedroom**Are you a councillor?**Yes**Do you want the comment you are about to submit to be shown on our website?**Yes**Name:**Kirk Langley Parish Council**Address** [redacted] **address:**clerk@kirklangleyparishcouncil.gov.uk**Name of organisation (if applicable):**Kirk Langley Parish Council**Do you wish to object?**No**Grounds for objection:**

**General comments:**OBSERVATIONS RELATING TO 2 THE GREEN; APPLICATION FOR EXTENSION
Whilst not formally objecting to the proposal for an extension in principal, (several of the cottages at The Green already having been extended), The Parish Council would draw the attention of the planning authority to relevant provisions of the Kirk Langley Neighbourhood plan and the 2006 Local Plan, in order to ensure that the strategic objectives contained within both plans are respected. This relates only to the external appearance of the design. The other significant limb of this application relates to a basement extension. This must comply with the Construction (Design and Management) Regulations 2015 and the current Building Regulations and it is not a matter upon which it is appropriate for the Parish Council to make further comment.
The Kirk Langley Neighbourhood Plan (KLNP) states in policy HOUS4 that:- “to be supported.... extensions...must be of a high-quality design appropriate to their local context”..... ”Developments will be required to submit a detailed design and access statement which identifies how the proposal would make a positive contribution to the locality and reference the reports at Appendix 3....in demonstrating how the proposed design compliments its local context....
And in addition: “...They are designed in a way which complements and respect existing dwelling types in the vicinity with reference to the character studies contained within this plan....”
The cottages at the Green comprise a row of workers cottages, which are referred to in Appendix 3 of the plan in this way:
5.7 .....The final cluster of workers’ cottages along Church Lane, at the Green, lies

outside the Conservation Area. At the time of designation, they were considered to "lack architectural and historic interest" such that their "inclusion would undermine the historic importance of the Conservation Area as a whole12". Today we might recognise the contribution these dwellings make to the 'story' of mediaeval Kirk Langley, being constructed on the edge of the village green. They are clearly marked on the 1837 Enclosure map, along with Morley's Footway, along which they were built.
Being on the very edge of the Conservation area, these cottages are not only within its setting and therefore of significance in terms of preserving the heritage of the area, but they also make a clear contribution "..to the story of medieval Kirk Langley" and so are important in their own right. Any significant alteration to the appearance of the cottages, either individually as a whole, carries a risk of undermining this important contribution.
Policy EN27 of the 2006 Local Plan also applies, "Planning permission will only be granted for development proposals within and adjacent to Conservation Areas.....if they would contribute to the preservation or enhancement of the Conservation Area.....".
It is noted that the cottages are now a mixture of render and red brick, but they retain the appearance of age, both to the front and rear by retaining original features such as doorways and windows. The rear extension will create a significant and obvious departure from traditional design features. It will be visible along public footpaths to the rear, extending to the barn off Nether Burrows or Burras Lane. Visibility is affected by the time of year however, due to the impact of summer growth of hedgerows and trees.
In additions, Policy ENV2 in the KLNP states:
"To be supported development proposals must demonstrate how they recognise, protect and enhance the historic landscape and local character"
If this development is out of step with the character of neighbouring properties and hence undermines local character, it will fail to comply with this policy in the KLNP.**GDPRTick this box to confirm that you have read and understood the above:**True