Stevenson, Claire

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The property, subject of application AVA/2026/0715, Park Nook Cottage, is wholly within Green Belt and the Quarndon Conservation Area and, as such is considered a non-designated heritage asset.

The proposal is for substantial extension/rebuild. However, assuming materials are used to match existing (as shown in the application's 3D Views), the proposal retains similarity with the existing form/appearance of the cottage on the most visible elevations from The Common. The flat (glass) roofed elements of the proposed ground floor extensions will be to the far side and rear of the building as viewed from The Common. Replacement of the garage will be with a larger one of similar form.

Overall, we consider that these proposed alterations comply with **Quarndon Neighbourhood Plan Policy QEN2: Heritage assets in the Quarndon Neighbourhood Area will be conserved in a manner appropriate to their significance.**

Subject to a condition that materials used will match existing, the Quarndon Parish Council recommends that AVBC should approve this application.

The Quarndon Neighbourhood Plan together with the adopted AVBC Local Plan forms the statutory Development Plan for Quarndon. Section 38 of the Planning and Compulsory Purchase Act requires determination of planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise.

Kindest Regards
Sarah Strachan
Parish clerk