

1882-4, 1:25" Ordnance Survey map: conservation area highlighted yellow; application site outlined in red.



Land as identified by Planning Inspector's appeal decision APP/F1610/W/16/3159877, regarding application 15/04341/FUL.





Conservation Area/historic settlement; more recent housing development; extent of separating gap.
Existing building.



Conservation Area/historic settlement; more recent housing development; extent of separating gap.

Location & footprint of dwelling refused at committee, & dismissed by Inspector as the *'development would erode the separation gap and would blur the line of the historic development boundary'*.



Conservation Area/historic settlement; more recent housing development; extent of separating gap.
Location & full extent of current proposal (existing building & extension), & proposed parking pergola.



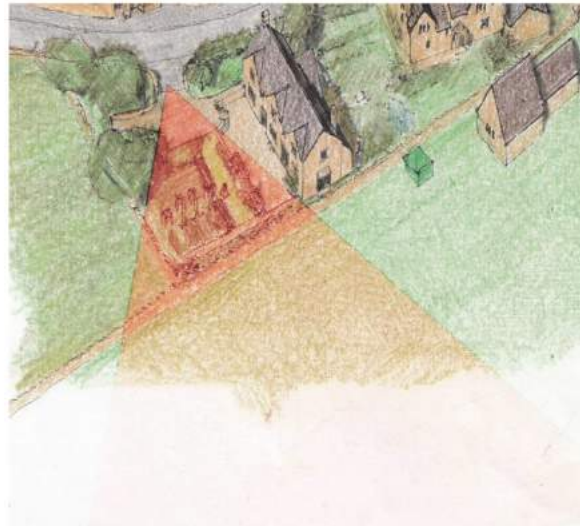
Existing floor-plans (prior to any conversion), 17/03060/FUL.
Existing building shaded green for clarity.



Permitted floor-plans, 17/03060/FUL,
Quantum of 'extension' shaded red for clarity.



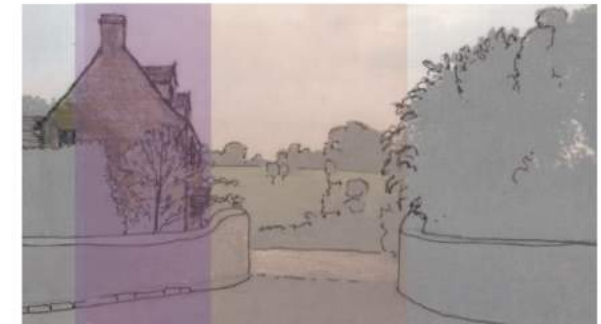
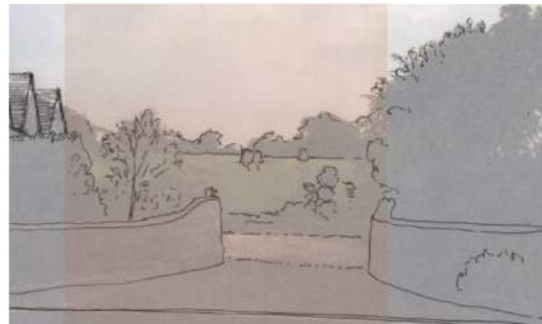
Existing view



Revised siting and lowered form results in no loss of gap as currently proposed



Previous refusal with indicated loss



Applicant's submitted views analysis (limited only to the gate) from refused appeal application (15/04341/FUL).

Left: existing view, with current proposal (excluding parking pergola) overlaid in red.

Centre: application that was refused at committee & dismissed at appeal (15/04341/FUL) as it would '*encroach into the open land that separates the historic village from more recent housing development*' & '*erode the historic settlement boundary*'.

Right: application that was refused at committee (14/05466/FUL).