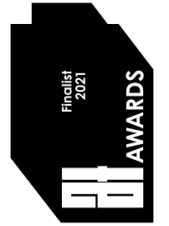




Backsideans / Design and Access Statement R4.3



Mark Christopher Wright MCIAT
Chartered Architectural Technologist
ARCHITECTURE



This proposed new dwelling is the next evolution of a new building typology designed for low and zero-carbon, healthy living. The first buildings of this type, built in Cardiff in 2016, have been constantly monitored for more than 5 years, and perform better than the Passivhaus standard of 15kWh/sqm/annum. This achievement has been recognised by the construction industry, with the project placed as a finalist in the 2021 AT Awards of the Chartered Institute of Architectural Technologists.

In order to meet the net zero target set for 2050 it will be vital only to build very low energy housing. The network of sensors and meters in this house will constantly monitor its in-use performance in order to show how this compares to how it was designed. The research on the data provided by this and other monitored buildings will likely play an important part in determining what we need to do as a nation to achieve the 2050 goals.

This new house has been designed in a collaborative exercise between designer, Mark Wright MCIAT, and the applicants and prospective occupiers.

Wargrave is an historic village in Berkshire. The central part of the village is designated a conservation area. The predominant building style is somewhat flamboyant high Victorian, with most of the central village built with the coming of the railway; the village being a riverside recreation destination. Many of the buildings feature fancy gables, oriel windows or cupola. The predominant colour of buildings is white or plain red brick, with a number of examples of weatherboarding.

Wokingham Borough Core Strategy:

Policy CP9 identifies Wargrave as a 'modest development location'.

The Wokingham Strategic Environmental Assessment aims to:

Reconcile demand for housing and other development with respect for the borough's character; maintain and enhance the separation and distinctiveness of the borough's settlements; provide housing in appropriate locations, scales and types that meet the needs of the borough; and apply the sequential approach to development by encouraging it on sites occupied with buildings or structures

With reference to Wargrave; "limited development within the boundaries provided by the floodplain and Green Belt would be appropriate"



River Thames



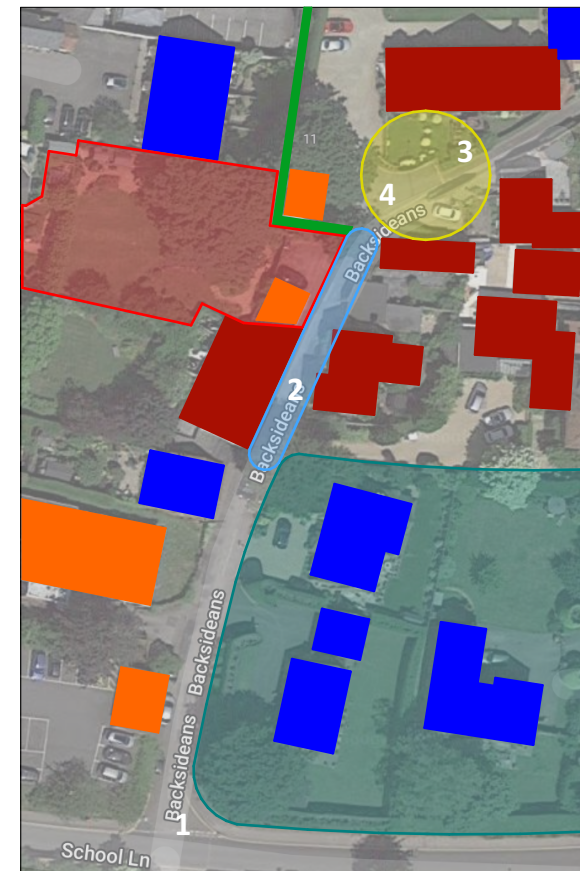
High Street

Backsideans is a back-lane at the edge of the Wargrave Conservation Area, parallel to High Street. The first part of the lane is marked by a 20th century substation and telephone exchange. Recent detached houses are set back from the lane and have extensive gardens, with hedges and fences to the lane. Appletree Cottage is a late 20th century addition, set about 2 metres back from the lane with an adjacent double length garage bridging the gap to the earlier Queens Cottages. This garage serves The Little House, 65 High Street.

Further on, the short terrace of 19th Century workers cottages, Queens Cottages, and the opposite house, Tallis Coach House, give directly onto the lane, and define a sense of Backsideans as an historic lane, over a short distance. Tallis Coach House, built slightly obliquely to the lane, creates an interesting interplay of angles tangential to the carriageway.

Perhaps the most significant character zone of Backsideans is to be found as the lane turns at Lattice Cottage, which forms a break from the more enclosed part of the lane. The group of buildings around Chiltern Manor, which is set in landscaping, with mature trees along a gravel drive, give the sense of an amphitheatre, with a broad view of the sky.

It is from the corner, between sets of garages, that the old route of the lane continues as a footpath through to Wargrave Hill and The Bothy. The entrance to the footpath gives a sense of rural openness to the upper part of the lane, with a stand of characterful mature trees proving a 'green-gap' in the streetscene.



Backsideans Character Map (Google Earth)

- Not in conservation area
- Land to rear: 36 High Street
- Character zone: Historic lane
- Character zone: Rural openness
- Modern utility buildings
- Late 20th century buildings
- Footpath
- Footpath

No. 63 is a Victorian mock-tudor house with double gables to High Street, built in the late-19th century. It features a lead clad cupola, leaded light windows some with painted roundels, and hanging tiles. The internal layout is somewhat rambling, with some inconsistent floor levels and two narrow twisting staircases.

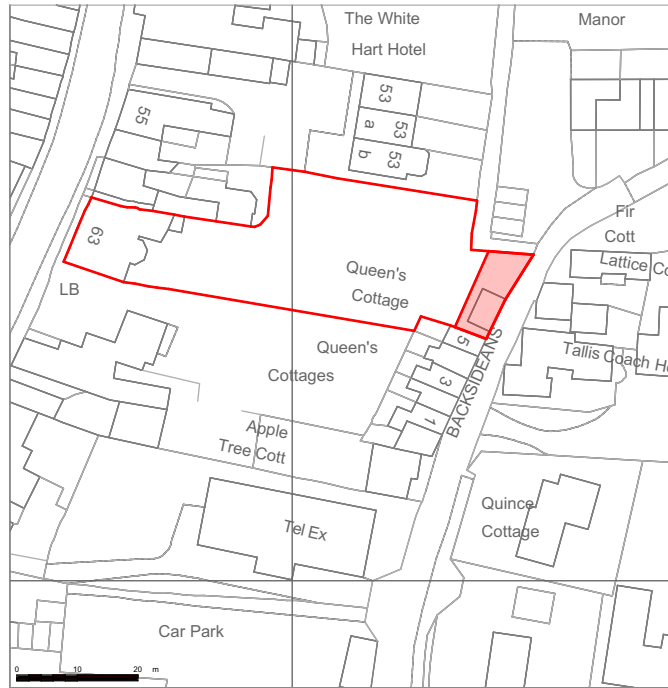
It is believed at some point in the late 1800's/early 1900's that the gardens of The Little House (65 High Street) and Thames Cottage (63 High Street, formerly called Scatwell) were shared between the properties, and that part of the sloping shared garden had been flattened to form a grass tennis court stretching the width of both gardens. The whole garden to No. 63 is a series of terraces, the most recent being the lower patio which it is believed was constructed in around 1990 by the previous owners when they built the conservatory onto the rear of the house. It is believed the spoils from this work were left towards the top of the garden on the southern side - these have subsequently been landscaped into a lawned mound with a shrub border. It is proposed to remove these spoils as part of the proposed development. The grounds to the rear of 63 High Street have an area of over 0.25 acres, with a depth of over 55 metres and a width of over 22 metres at the far end of the garden. It is one of the largest gardens in the High Street, for a relatively modest sized house with gross internal area little more than 200m².



63 High Street, Wargrave

A 20th century garage and parking area abutting the back-lane, Backsideans, serves No. 63, and is the proposed site for a new house which is the subject of this application. The application site is some 45m from No.63, and is obscured from view, to a great extent, by an existing line of fairly mature pleached trees, and natural height differences. The application site can therefore be thought of as part of the group of buildings along Backsideans, rather than part of the immediate setting of No. 63 High Street.

The amalgamation of land parcels that makes up the holding of No. 63 High Street includes an historically separate plot, with frontage to Backsideans. Today's Ordnance Survey map marks the plot as Queen's Cottage, as distinct from Queen's Cottages. The 1892 map shows a building on the plot, built abutting Queen's Cottages. No photographic record has been found to illustrate this cottage, but its footprint as shown is similar in size to its opposite counterpart, Lattice Cottage. The cottage was quite possibly purchased and demolished by the owners of No. 63 High Street at the coming of the motor-age; the plot is now the site of a 20th century double garage, a replacement for an earlier timber garage. A parking area is to the side of the garage.



Ordnance Survey (2022) 1:1250



Ordnance Survey 1/2 inch/mile 1892 (NLoS) 1:1250

The largely blank, white-painted wall of the garage, of relatively considerable height, along with the 6 foot high panel fencing separating the parking area from the garden are jarring to the residential scale of the lane. Considered with the other garages sited towards Chiltern Manor, and associated parked cars, a significant part of the streetscene is dominated by incongruent non-residential uses. The garage and parking area are certainly not the highlights of Wargrave's conservation area.



Garage and Queen's Cottages from North



Garage and public footpath from South

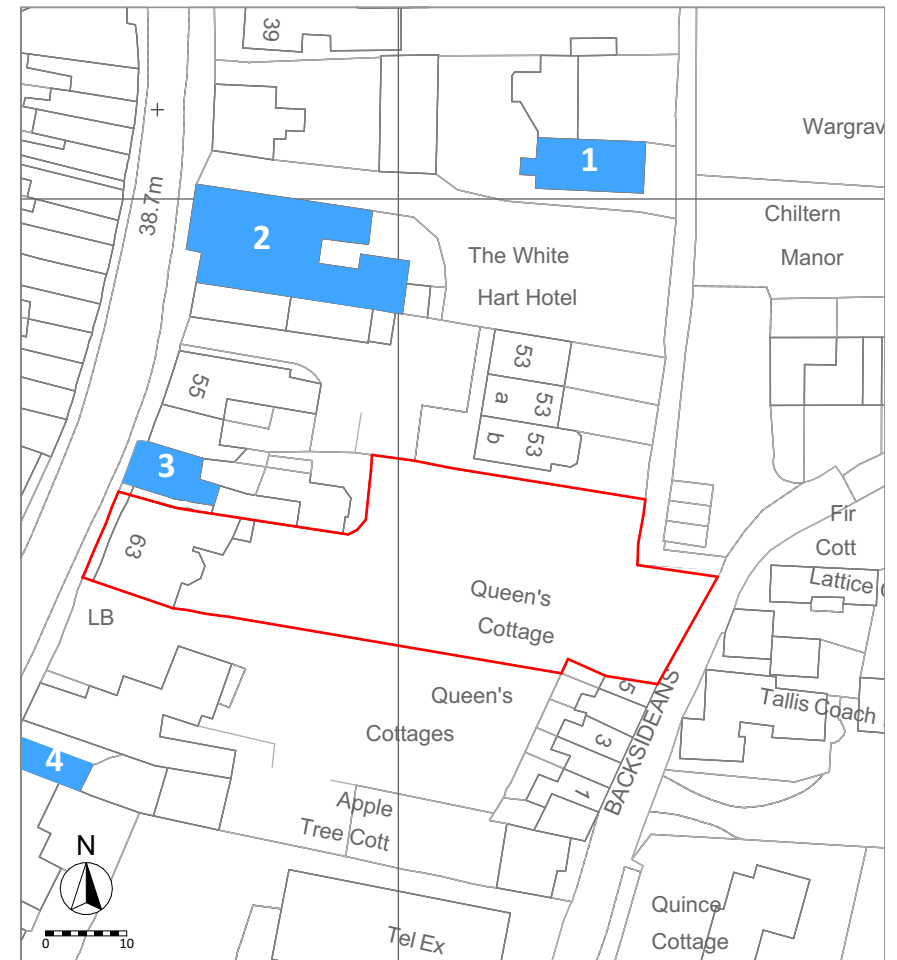
A number of the buildings in the village are included in the National Heritage List for England. The 4 nearest buildings, each Grade II Listed, are shown on the map.

1. Wargrave Chapel - The Congregational Church, 1835, now Wargrave Chapel, is 50m from the proposed new dwelling. The chapel is largely obscured from the development site, but may be glimpsed through foliage, or between buildings.

2. The White Hart - 45m from the proposed new dwelling, this historic hostelry is completely obscured from the development site by a row of cottages along a side-lane off High Street.

3. No. 59 High Street - next-door to No. 63 High Street, but with a newer house built behind it, No. 59 is almost completely obscured from the proposed development by buildings and trees.

4. Timber Cottage - The proposed development is completely obscured from the 14th Century Timber Cottage by other buildings.



Nearby Listed Buildings

As long term residents of Wargrave who have contributed to village life over the past 20 plus years - we have served on the committees of Wargrave Boating Club and Wargrave Runners, as well as organised Festival events, and have actively participated in much of what Wargrave has to offer. Now aged 60+, we are mindful that our health and mobility may decline, however we wish to stay in the village in our retirement, and are aware we will need to move from our current home in the short to medium term.

Our existing home, 63 High Street, is not suitable for anyone with any degree of mobility issue due to multiple levels and difficult stairs. The garden is large and being on a number of levels is hard to maintain. We propose to build ourselves a new house, that would be more suitable for our retirement, where we currently have an ugly 1980's garage. This new house will enhance the visual ambiance without detracting from the historical character of the conservation area.

Our ambition is for the new house to be have net zero carbon emissions when in operation. Through the use of good fabric (ICF) we plan to achieve high levels of airtightness and that it will be all electric (no gas). The use of advanced controls will allow us to save energy, maintain comfort, control ventilation to ensure good, healthy indoor air quality, and reduce overheating risk. There will be a solar panel array on a new garage with an associated inverter and battery to cater for electrical needs for the house and for electric vehicle charging.

The proposed house would be a statement for sustainability within the Conservation area. It would not need extensive retrofitting to meet 2050 zero-carbon targets, unlike the vast majority, if not all, of the neighbouring houses. The design of the proposed house offers flexible accommodation. Initially the focus is on our retirement, but it could equally accommodate a family. It would divide a large plot of No. 63 into two, and provide each house with a generous garden, ample off road parking/garaging and solar powered EV charging.



Charlotte Taylor and Nick Towers

It is proposed to reinstate a dwelling on the site of the demolished Queen's Cottage by building a new, sympathetically designed house. Built in a similar position to the old Queen's Cottage, as shown in the historic maps, and obliquely, like Tallis Coach House; to avoid overbearingness in the streetscene, give good visibility to the proposed driveway entrance, and preserve the existing 'green gap'. A solar-array / garage and parking area for the existing and new houses is proposed where a utility space has existed since the late 1800's (shown as glasshouses on the 1892 OS map, and occupied by sheds and greenhouses now).

The proposed house is designed with a set-back from its neighbouring cottage at the rear; at all levels the proposed house is less extensive than its neighbour.

This proposal is of benefit to the conservation area by replacing a missing cottage. It is also of benefit to the community; by securing the ongoing occupation of some existing long-term and active members of the village community, and by releasing an existing house for a new family to join the village. The project is also of benefit nationally and internationally by pushing technology forward and demonstrating an achievable and cost-effective methodology of achieving low and zero carbon new houses.



Proposal from North



Proposal from South

The design of the building is guided on one hand by character and appropriateness in the conservation area, and on the other, considerations necessary for a zero-carbon house - principally, the risk of overheating. The East-facing front elevation is shaded by the taller Tallis Coach House, and feature weatherboarded bays provide deep window reveals for shading. The front of the house is opposite the garages of Tallis Coach House and Lattice Cottage, therefore does not directly overlook either of these properties. Any oblique views are mitigated by the lateral distance and the thickness of the building fabric.

The proposed new dwelling presents itself to Backsideans as a storey-and-a-half, double fronted cottage, at a similar scale to the outline of the original Queen's Cottage as shown on the old Ordnance Survey map, and to a similar eaves height to the adjacent Queen's Cottages. It is not proposed (nor is it practical) to replicate the exact style of the existing properties, but a number of traditional features have been incorporated into the design to provide continuity rather than stark contrast; pitched roofs, articulation of the facade with small bays, exposed rafter feet, and a continuation of the the rhythm of the frontages of Queen's Cottages.

The orientation of the building relative to Backsideans not only allows visibility from the proposed driveway, it also creates a transition from the tightness of the lane as it becomes more open at the turning head by Chiltern Manor; the new house straddles both parts of the streetscene.

The roof is hipped towards Queen's Cottages, to mirror the hipped roof of the terrace and avoid overbearingness. The gap between the proposed house and the Queen's Cottages terrace maintains much of the vista from Tallis Coach House, and allows a path for evening sun. A full gable is presented towards Chiltern Manor, in keeping with the other buildings at the end of the lane. Small pitch-roofed dormers complete the multi-faceted roof. Small pitch-roofed dormers complete the multi-faceted roof.



Front Elevation



Side Elevation

The West-facing rear elevation of the proposed house presents somewhat more of a challenge from an overheating standpoint. As sunlight becomes increasingly direct at the end of warm summer days, west-facing windows tend to give strong solar heating when it is least required.

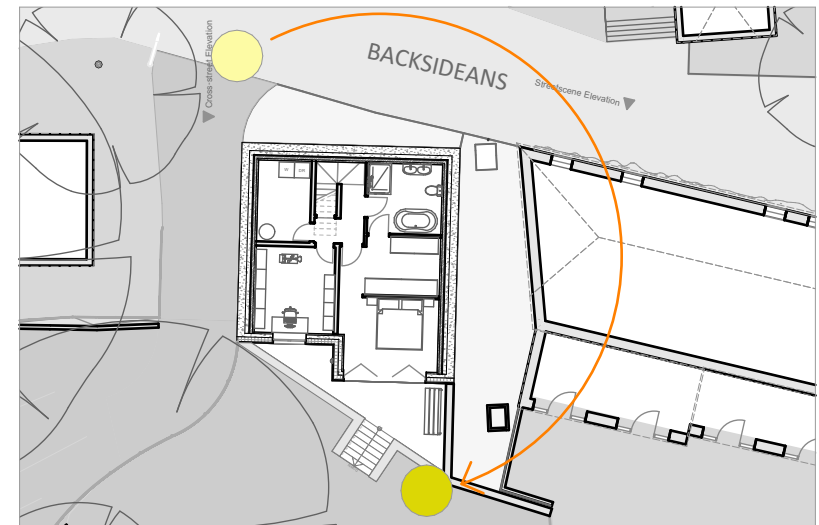
The proposed new dwelling is visible in the skyline views from the rear of some of the High Street houses. The rear elevation, therefore, is proposed to share elements of the High Street - a projecting gable with oriel window and weathervane, the interesting intersections of a complex pitched roof, and a recreational character with somewhat nautical weatherboarding.

These character elements have been worked together to reduce overheating risk. The principal occupation level of the house is proposed to be the ground floor. Internal heat gains from the kitchen, electronics, and habitation, will be particularly high on that level, and it is to the windows of this level that most shading is provided. The folding doors to the patio are proposed to be shaded by a Brustor adjustable patio shade, and the glazed doors to the snug are shaded by the projecting oriel window of the first floor. Further shading is provided to the extensive glazing of the basement master bedroom bi-fold door. Solar control glass will also be used in all windows. Air-vents are placed to ventilate rooms with fresh air from the garden side of the house.

Backsideans is at a considerably higher level than High Street and its garden. The new house is proposed to take advantage of the terraced landscape with a basement, giving onto a sunken patio, which would join the main garden level via stone steps. The ground level is such that views from the basement windows are not obstructed above a usual sill height of 1.1m.



Rear Elevation



Sun Path

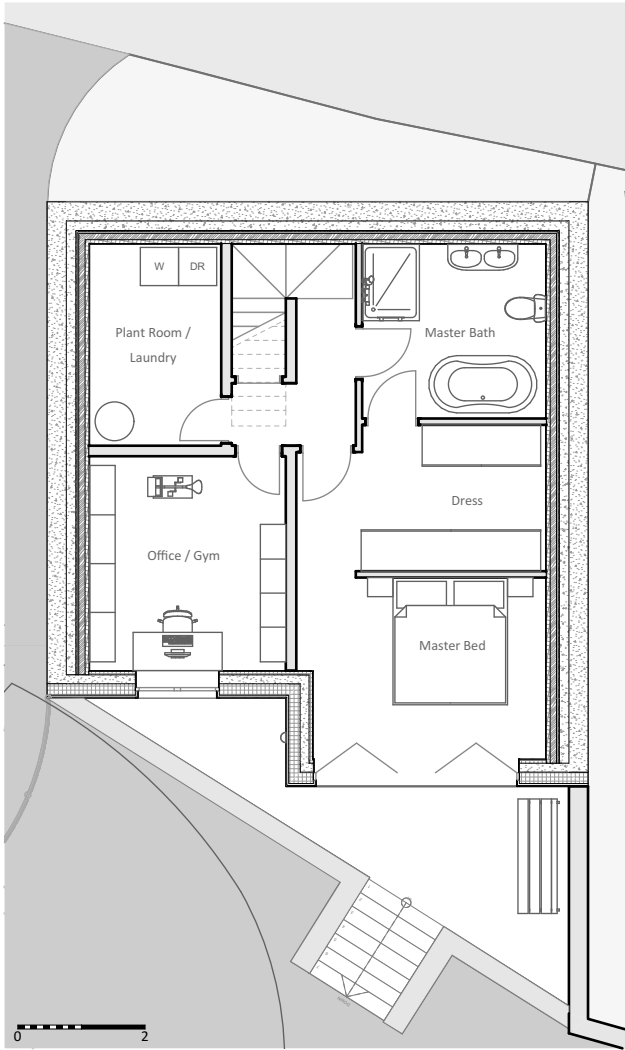
Modest but comfortable accommodation of 162.5sq.m is proposed to be provided over 3 levels; 3 bedrooms and an office are proposed in addition to the main living and utility spaces. The upper level is designed for guest accommodation (also suitable for a live-in carer if appropriate), with ground floor and basement providing the principal accommodation. All habitable rooms are provided with an outlook, and fresh-air ventilation controlled by a building management system. A ceiling height of 2.5m is proposed on the main living floor, and 2.4m elsewhere.

Level threshold access is proposed for each of the doorways to the new house. Although a lift was considered, inter-floor access for the mobility impaired is proposed to be made by stair-lift, provision for which has been included in the design in terms of landings, structural support and electricity supply. A concrete floor is proposed at ground level which could in due course be fitted beneath with a bed-lift and trackway to the master ensuite to allow full nursing care to be administered at home.

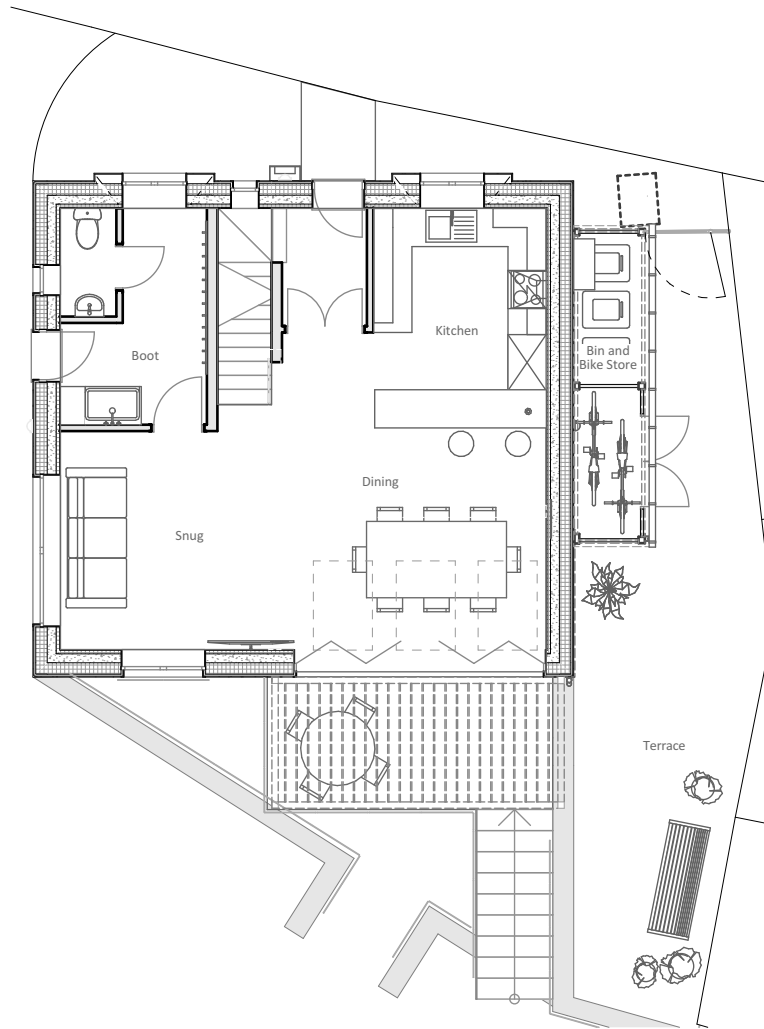


Patio and Living Space

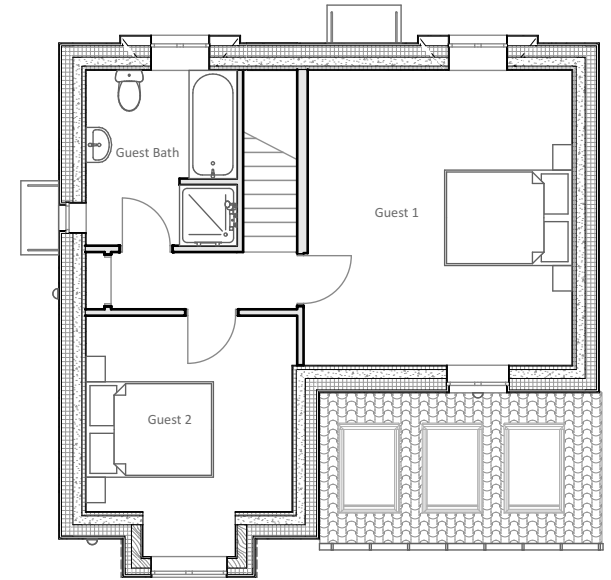
The house is proposed to be provided with a 230 sq.m lawned private amenity garden, a 12 sq.m patio at basement level, and a 41 sq.m patio at ground floor level (No. 63 retains 410 sq.m of private garden space). A shared parking and garage area serving the new and old houses is proposed to provide 6 parking spaces, 2 of which are garaged (designed to Winnersh Planning Guidance in lieu of Wokingham Borough Planning Guidance which is not provided / accessible).



Basement



Ground Floor



First Floor

Energy performance is the central tenet of this proposal. Using a newly established methodology; a marriage of healthy and highly insulated building fabric, and active monitoring and control of building services, this building targets zero carbon emissions in-use. The combination of technology and materials has been shown in other buildings to perform in excess of the Passivhaus standard of 15 kWh/m.sq/year (Oxford Brookes University Post-Occupancy Study).

In the first instance, best practice design principles for low energy buildings have been followed. Excellent fabric performance, thermal mass, shading, basement level fresh air vents and a high level skylight for natural stack effect ventilation, and many of the rooms with two or more windows for cross-flow ventilation. The building is designed to work well in most conditions with no energy input, but an additional layer of technology is also proposed.

An Atamate Smart-Building Management System is proposed to monitor the building using a network of sensors, and maintain the internal environment using mechanical extraction, fresh air intakes, windows, skylights, heat-pumps, and panel heaters. Atamate intelligently responds to occupational factors such as breathing, cooking, and washing, constantly providing optimum conditions for health and comfort, using the absolute minimum energy. The system also manages hot water production, and provides an interface for lighting, sound, and security.

At the heart of the ventilation system is a heat pump; rather than being recirculated into the incoming air, or simply exhausted in the summer (MVHR), heat from the air extracted by the ventilation system heats the domestic hot water tank. At all times of the year, energy is harvested, reducing the single biggest energy expense in a zero-carbon building - hot water.

Airtightness is crucial for the operation of centralised ventilation, as is proposed. In an airtight building, the build up of water vapour (from breathing and cooking etc) must be mechanically ventilated away to maintain a healthy environment. It is proposed that this building will use breathable materials to reduce the build up of water vapour, and therefore the amount of fresh air that is required for ventilation, and consequently, the energy required to heat that air.



Natural Ventilation Design

The building fabric is proposed to be constructed from breathable insulated concrete formwork (ICF), made from recycled wood and natural lime cement. The ICF forms a virtually monolithic wall with extremely good insulation and airtightness, and is not subject to the variability and structural movement of a brick or block wall, giving lasting performance. A breathable wood fibre insulation and membrane system is proposed for the roof.

Wall: Wood/lime ICF $U = 0.15$

Roof: Wood fibre between and above rafters $U = 0.14$

Windows: Velfac aluminium $U = 0.9$

The only primary energy input to the building is proposed to be electricity. Although total energy demand will be low, power will be required for the house, and to charge electric vehicles. To achieve a zero-carbon house, some on-site electrical generation is important. The orientation and form of the roof of the proposed house does not lend itself to a successful solar array. It is therefore proposed that a solar array with southerly orientation will be placed above the proposed parking area. It is additionally proposed that the sides of the solar array are closed to form a garage, to contain the batteries and equipment required to use the energy on site.



Solar Array, Garage

Whilst there is clearly more technology involved than in traditional houses, this will be simple to use and live with for the occupants and it will not be obvious to anyone who does not know. In most instances, once the system parameters have been set, very little needs to be done - the Atamate system looks after most things. There are simple manual overrides such as heating and ventilation boost controls, so the occupiers can have some input if short term adjustments are needed.

The materials of the building are proposed to echo the materiality of Wargrave, and the neighbouring Queen's Cottages; breathable natural lime render echoing adjacent white-painted brickwork, contrasting weatherboarding suggesting a wharf or boathouse (Cedral, Pewter), slate roof (eco-substitute), and dark-stained exposed rafter feet.

Contemporary definition is given by dark grey power-coated aluminium windows (Velfac), glass rain-shelters, zinc rainwater goods, and brightly coloured doors and weathervane.

The solar array / garage is proposed to be of oak construction with weatherboarding (Cedral, Forest Grey), to sit comfortably within the conservation area. Additionally, climbing Jasmine is proposed to be grown across the walls of the garage, to more fully integrate it into the garden. New fencing is to be of stained wooden construction, and the new driveway of a hybrid arrangement allowing the growth of grasses amidst a structural wearing surface.

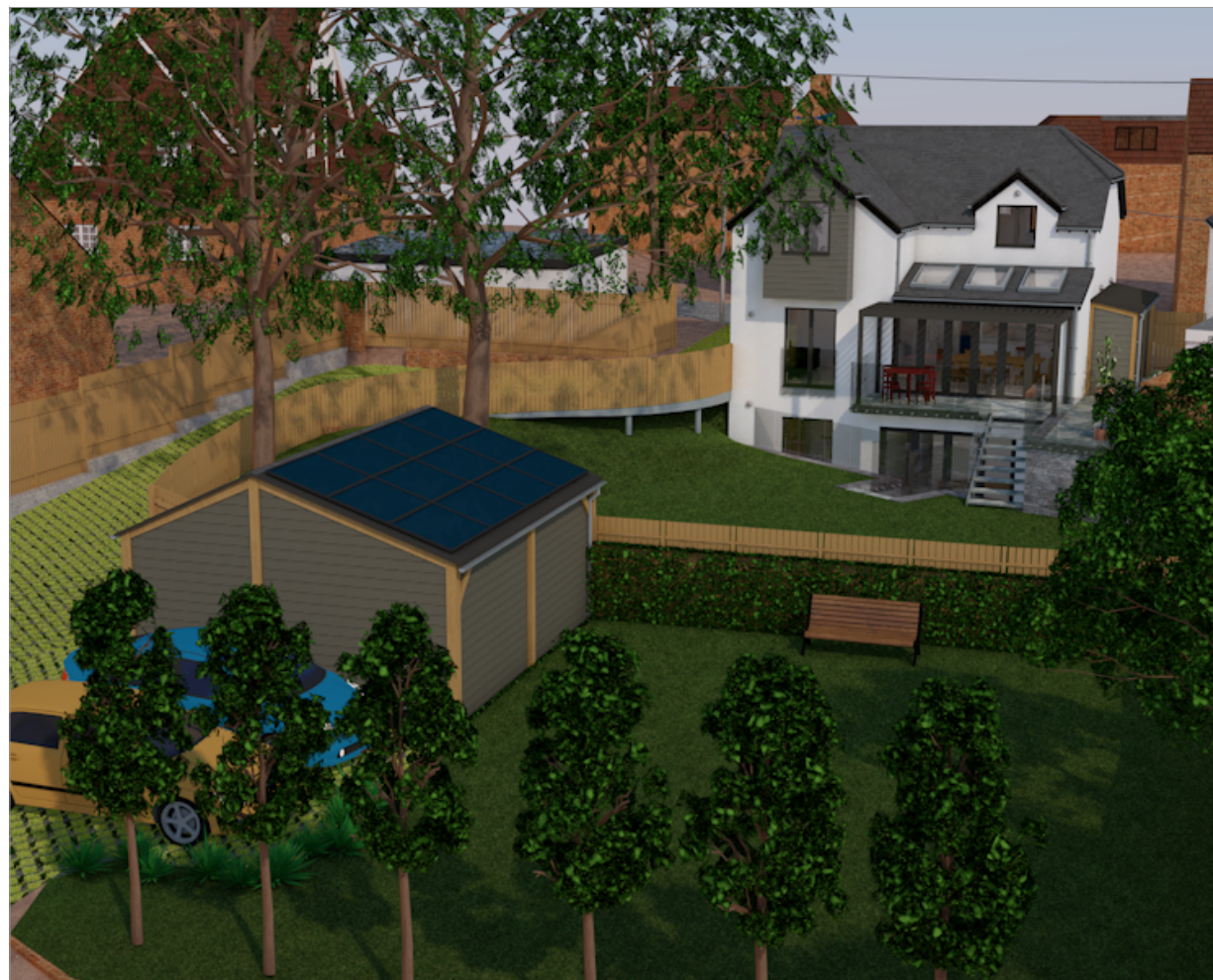


Front Elevation, Detail

A new access to Backsideans is proposed where a parking area currently exists. The driveway entrance is proposed to have a 3m width. The orientation of the proposed new dwelling gives good visibility to the lane for cars exiting the access, although traffic tends to be extremely slow moving as it approaches the turning head adjacent to Chiltern Manor, which is effectively the end of the lane.

A new driveway is proposed to turn a corner behind the adjacent garages, and join an existing track at the edge of the garden that leads down to a utility area of sheds and greenhouses. A consultant arboriculturalist has been engaged to collaborate with the project engineer and designer to propose the ultimate structure and surface treatment of the driveway, with the aim being to protect and provide benefit to the trees adjacent to the existing trackway. A 1.2m wooden fence is proposed for the edge of the new driveway to ensure privacy for the garden of the proposed new house.

A wide section in the middle of the driveway allows two cars to pass one another if they were to meet at the corner, without either vehicle having to reverse back to the parking area, or reverse onto the road.



Scheme Overview and Gardens

Three car parking spaces are proposed for No. 63 High Street, and a double garage and one external space for the new house. There is ample space for turning in front of the garage. There will be Solar Photo-Voltaic (PV) panels covering the garage roof, designed to pick up most of the sun's trajectory from east though south to west during the day, with electricity available for the charging of electric cars, and to help power the new house.

It is noted by the applicant that the existing parking arrangement encourages unhealthy parking practices. With the existing garage around 60 metres from No. 63 High Street, and with changes in levels, there is often a temptation to park on the High Street in one of the 9 time-restricted parking bays on the adjacent stretch of the street. Having parking 30 metres from the house, that is reserved, will markedly reduce any desire to park on the High Street and leave the parking spaces to those houses without off road parking and the clients of the several High Street based businesses.

Storage for bicycles and bins is proposed in a purpose built shed in the gap between the proposed new house and Queen's Cottages.

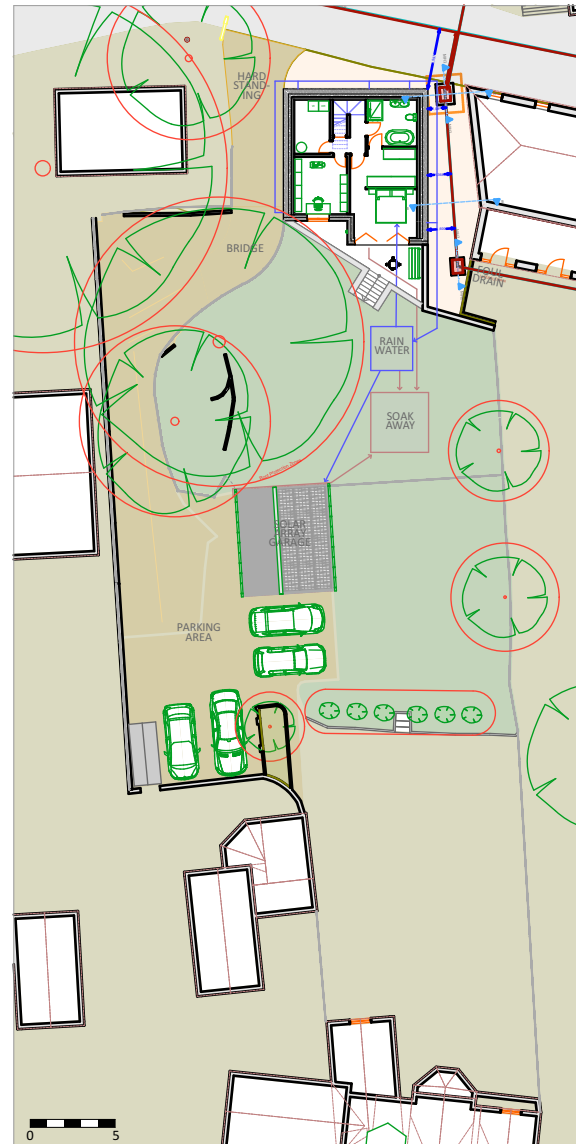


Parking Area and Driveway

The conservation of water, and the management of rainwater flows are of critical importance in a changing climate. Rainwater harvesting, SuDS surface treatments and on-site rainwater disposal are proposed.

As shown on the Site Plan, a two tank solution is proposed: a large rainwater tank in the garden receives clean rainwater from the front of the house, and overflows into a set of soakaway infiltration cages at a lower level, suitable to drain the basement level patio. Harvested rainwater is proposed to be supplied by pump to external taps for watering, and to the toilets of the new house via a holding tank in the roof. The proposed new driveway is proposed to be of a fully permeable arrangement.

There is an existing manhole with inspection chamber inside the existing garage close to the Queen's Cottage end. Within this is a 4" diameter drain from Queen's Cottages, and another of the same size from Tallis Coach House. It is proposed to redesign the drains and build a new inspection chamber and manhole access adjacent to the back yard of the end cottage in Queen's Cottages, where there is presumed to be a change of direction in the drain path. Needless to say, the house position is such that there is sufficient clearance from the proposed and existing drainage to satisfy the requirements of Thames Water.



Site Plan

Several trees are present in, and adjacent to, the garden of No. 63, including protected trees. A full appraisal of the trees and specifications for root protection zones can be found in the arboricultural report included with this application. The root protection zones are marked on the site plan. The new building is designed to be built with minimal intrusion to the root protection zones. The consultant arboriculturalist will be retained to advise on the final engineering design.

The garden of No. 63 is well kept, and has no habitat-type pond or undergrowth that might provide habitat for protected species.

The application site is not in a flood-risk zone.

The application site is outside of the zone of ancient development and therefore is unlikely to be archaeologically sensitive.

Historic maps do not indicate industrial use of the site.

The site is within the Wargrave Conservation Area.

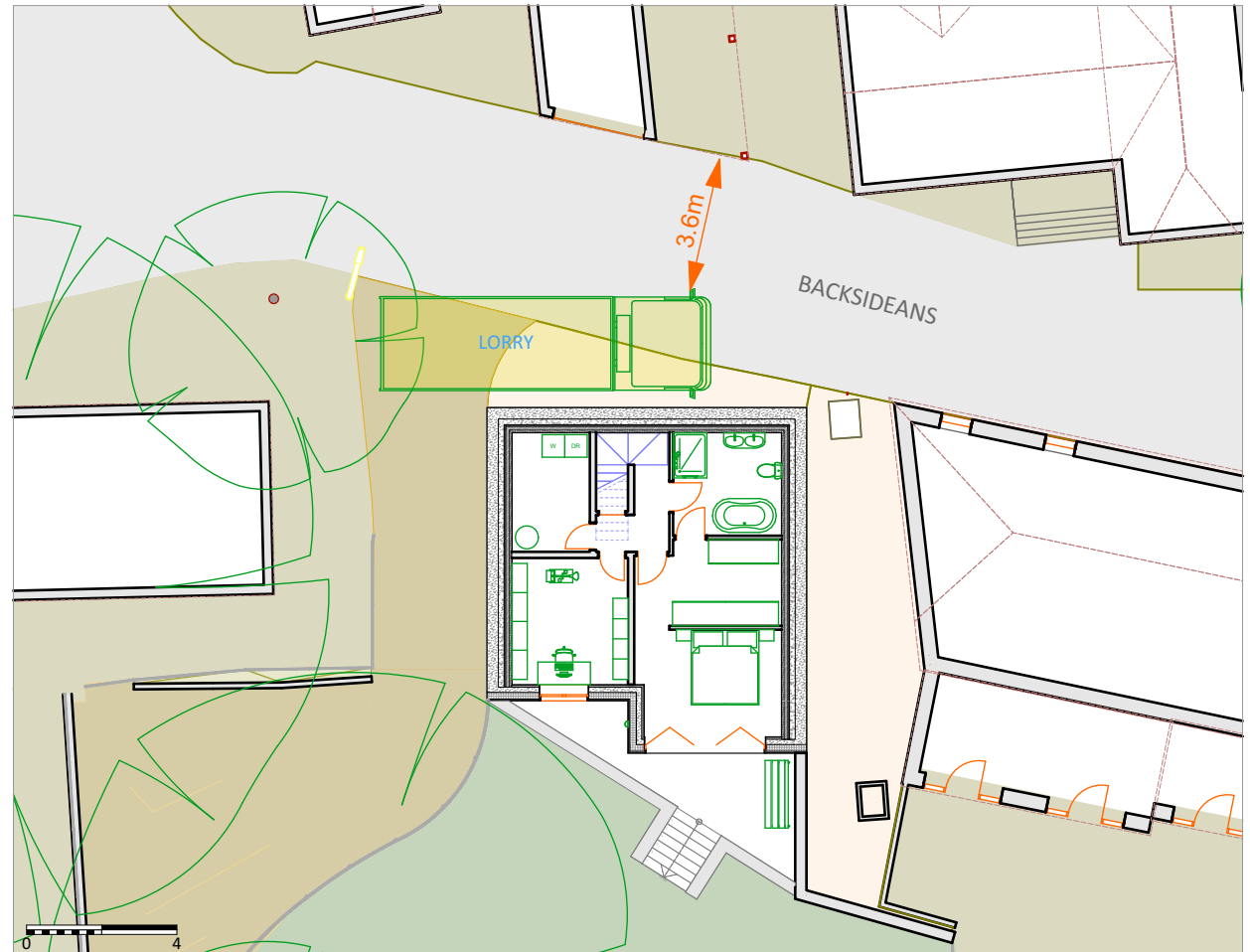
With the application site closely hemmed in by existing buildings, careful planning of the construction process is critical to avoid unnecessary disturbance to other occupiers of Backsideans, and Wargrave.

Traffic: the initial phase of construction will form the new driveway and parking area for contractor parking, with the top of the new drive reinforced to allow wagons and delivery trucks to pull mostly off the road while loading or unloading.

Mud: With the driveway in place before the main construction begins, the carrying of mud onto the lane on the wheels of vehicles can be avoided.

Soil Health: The health of the existing soils is planned to be protected by using tracked, rather than wheeled, excavation machinery.

Noise: Excessive noise is proposed to be avoided by using continuous flight auger (CFA) piles, or sheet piles inserted by vibration, to create the basement.



Wagon Waiting Area 1:200

The applicants have met with each of the neighbours who would be impacted by the new development, and contacted members of Wargrave Parish Council. Concerns have been expressed by the neighbours along Backsideans, and the residents of the house built to the rear of 59 High Street, which overlooks the existing utility area. These concerns have been addressed in the design process.

The proposed garage, which was initially to have a mono-pitch roof, has been amended with a dual pitch slate hung roof to give a more characterful appearance. 3D modelling has been undertaken to show the view from the overlooking neighbouring house, which demonstrates that most of the garage is hidden by the existing evergreen Bay Tree, and the pitch of the roof is such that the solar array is not visible from the neighbours' upstairs East-facing window. Additionally, a larger gap than was initially designed is now proposed between the new house and Queen's cottages; to reduce the perception of overlooking, and to provide a gap in the streetscene for views across Wargrave from Backsideans. The size of the proposed building has also been reduced, and sun-studies produced to demonstrate that the proposed house would not significantly over-shadow its neighbours.



View from Neighbouring House

Following consultations, four of the immediate neighbours supported the application with generous comments;

"I am impressed by the design and the features of the development, which are environmentally sensitive. I hope that it will be possible to develop the site without too much disturbance to the neighbours."

"I very much like the idea it would be an Eco-house, the design would be appropriate to the area, and that they had taken into consideration minimising the impact locally during the construction process. You only need to visit their current home to realise their good taste and I am in no doubt that would extend that to the look of the proposed house. Given that we live in a world where infilling in communities is a housing reality and that the land proposed would have little impact on the general look of the area I would again have no reason to object. We live in a conservation area and whilst that may be cited by some it is my view that when considering proposals like this one that if the look and feel is within keeping to the area then again it's a good use of land."

"The proposed new house would to my mind be an improvement to the very old garages that are on Backsideans currently."

"I am encouraged by the care and detail in the amended plans to increase energy efficiency, and reduce impact on the neighbours during and after the building process. Once the building is complete I think the house will be a positive addition to Backsideans."

The dwelling would accord with the building line with the adjoining cottages along Backsidens, and the rhythm of properties in the lane. It would be sympathetic to the form, height and massing of the dwellings on Backsidens. It would also allow for plot sizes and widths within 63 High Street and the proposed site that are consistent with the varied pattern of development in the area. The proposal also ensures satisfactory highway impacts, internal and external living standards for future occupiers and a suitable landscape character.

The proposed dwelling would be sited in line with the adjoining cottages, and there is no perception of dominance within the streetscene. Whilst there is a noticeable increase in the scale and bulk of the development in comparison to the existing garage, the height, footprint, and design of the dwelling accords with the existing character of the area. Additionally, the altered land form resulting in the opening out of the basement and three storey impression of the dwelling is considered to be acceptable, as the proposed dwelling would give the impression of a two-storey dwelling when viewed from the streetscene. The siting of the proposed building and its relationship with the surrounding buildings (including the existing dwelling on site) is reasonable in the context of the existing surrounding and is acceptable. The direct local character is largely varied in size, height, and location on the plot to which the proposal would contribute positively to.

There is no specific architectural vernacular along Backsidens, instead there is a mixed character within the streetscene with varying styles of dwellings, therefore, the proposed dwelling would not have a detrimental impact on character grounds.

The scale of the new parking area would be proportionate to the level of car spaces required and would blend in well with the proposed garden spaces therefore no detrimental harm to the character is likely to occur. The garage would not appear out of character with the surrounding built environment, with the oak timber material considered adequate for this type of structure, without resulting in any visual harm to the appearance of nearby dwellings and thus is acceptable. The Council's Built Heritage Officer has reviewed the proposal and has stated the proposed dwelling is not harmful to the setting of the nearby listed buildings.

The proposal will introduce an additional dwelling which represents limited harm upon the Wargrave Conservation Area and wider streetscene and will provide satisfactory highway outcomes (sufficient access and parking) and have limited neighbour amenity impacts. It is located in an area of existing residential properties and represents a satisfactory infill development. These factors when taking all matters into consideration, the tilted balance weighs in favour of the scheme, and approval is therefore recommended.

(condensed for the purposes of this report)