

In relation to the Conservation officer's comments, we would respond as follows:

#### Existing and Proposed Front Elevations

We have requested these from our planning agent.

#### Request to remove existing garage

It is our understanding that the garage has been in situ since the designation of the Whiteman's Green Conservation Area in 1989 (and is indicated on the Conservation Area Designation Map dated March 1989) As such, this was an existing feature, and we would argue that its retention would have a neutral impact upon the character and appearance of the Conservation Area. Reference is also in fact made to our property and garage in para 4.1 of the Whiteman's Green Conservation Area Appraisal (June 2013) – "...Chilcotts, *a detached Edwardian house with painted rendered finish and detached garage*". There is no commentary within the Conservation Area Appraisal to suggest that the garage was considered to be unattractive and unduly prominent (contrary to the view of the Conservation Officer).

Although located to the front of our property, the garage is well set back from the road and does not project significantly beyond the garage of the adjacent property to the south. We welcome the comments of the Conservation Officer in relation to the two storey extension and agree that the replacement of the existing flat roofed extension would result in an improvement to visual amenity and be more sympathetic to the character of the Conservation Area. Views through to the trees at the rear would still be obtained from the north and south of the site. Whilst we note the request for the removal of the garage to mitigate for the increased bulk of the extension, we do feel that this request is somewhat disproportionate, given the improvements to visual amenity and factors noted above.

#### Windows, doors and rainwater goods

Whilst we note the comments made at the pre-application stage and during the application process requesting the use of timber windows and doors and painted metal rainwater goods, it is our understanding that planning permission is not required to install UPVC windows/doors and rainwater goods in an unlisted dwelling within the Conservation Area. Given this fact, we could replace the existing fenestration with UPVC at any time, and would argue that this is a fallback position which should be afforded considerable weight in the assessment of our application. We are not aware of any article 4 directions covering the Conservation Area which would control the retention of traditional windows, doors and rainwater goods.