28 Penn Lane, Melbourne
Heritage Impact Assessment

1. Introduction

This Heritage Impact Assessment has been prepared in support of a planning application for a modern rear extension and loft conversion at a residential property located in Melbourne and within the local authority of South Derbyshire District Council.

The application site at 28 Penn Lane lies outside, but immediately adjacent to the Melbourne Conservation Area and this report assesses the potential impact of the proposed development on the setting of the conservation area.

2. Site Location and Context

The application property is a residential dwelling located on the edge of the built-up area of Melbourne. The site:

- Lies just beyond the designated boundary of the Melbourne Conservation Area
- Is located adjacent to the conservation area but does not share a visual and spatial relationship with any listed properties located within the conservation area.
- Is typical of later residential development that forms the transition between historic core and modern expansion, the property is a modern brick-built bungalow which now requires complete renovation.

The surrounding area comprises a mix of:

- Traditional buildings within the conservation area
- More modern residential properties outside and within the conservation area boundary

Due to its proximity, the site contributes indirectly to the wider setting of the conservation area but is not considered to be an integral or contribute to the historical nature of Melbourne.

3. Legislative and Policy Framework

Local Policy - South Derbyshire

Relevant policies from South Derbyshire District Council include:

- Policies relating to heritage assets and conservation areas
- Design policies requiring development to respect local character and distinctiveness
- Guidance within any adopted Conservation Area Appraisal for Melbourne

These policies collectively require that development adjacent to conservation areas:

- Protects important views
- Respects scale, form, and materials
- Avoids harm to the setting of heritage assets

The extension to the dwelling will be at the rear, the applicant seeks to create a family home which will enhance views to the surrounding countryside. The extensions cannot be seen from the roadside and will not detract or harm the setting of any listed buildings in the locality. Modern extensions using modern materials show progression in architecture, and most local authorities support this approach in conservation areas, or when work is proposed to a Listed Buildings and recreating a replica aesthetic would not be a progressive approach when considering the options to enhance the property.

4. Heritage Assets Identification

The key heritage asset relevant to this assessment is Melbourne Conservation Area and characterised by the historic street scenes, the traditional building materials such as brick, stone, clay tiled roofs, and the varied but cohesive architectural styles which create a strong sense of historic enclosure and grain.

There are several listed buildings located along Penn Lane, but these are not adjacent or opposite to the site at 28 Penn Lane. The application site lies outside the boundary of the conservation area, therefore are no listed buildings will be directly affected by the proposal.

5. Significance of the Conservation Area

The significance of the Melbourne Conservation Area derives from its historic development as a market settlement, alongside its collection of well-preserved historic buildings which make use of traditional materials and detailing.

When considering the proposals at 28 Penn Lane the site does not form part of the designated conservation area therefore making limited contribution to its setting and separated from any historic buildings by other modern houses.
The western end of Penn Lane is not a key element of important views or heritage townscape, and its role is therefore considered peripheral, rather than integral to the conservation area's significance.

6. Description of the Proposed Development

The proposal comprises of a rear extension and loft conversion.

- A modern, single/two-storey extension to the rear
- Contemporary design approach
- Use of modern materials (e.g. glazing, render and contemporary brickwork)
- Extension of the existing roof space/loft conversion.
- Inclusion of rooflights to the front roof slope and extending with a modern flat roof.

The proposed new massing of the development is entirely to the rear, with limited visibility from public viewpoints.

7. Assessment of Impact on Significance

The proposed development will have limited direct impact on the conservation area, as it lies outside its boundary.

- The extension is located to the rear of the property, limiting visibility
- Use of modern materials and design is encouraged within the conservation area (as demonstrated by many approved and now built modern houses directly within the conservation area).

8. Conclusion

Although no harm has been identified, the following design principles ensure compatibility:

- The extension is located to the rear, minimising visibility
- The scale and massing are proportionate to the host dwelling and do not extend above the ridge of the dwelling.
- Materials proposed ensure a high-quality modern finish

These measures ensure the proposal remains sensitive to its heritage context as the proposal results in limited harm to the conservation area or its setting and the development is therefore compliant with, National heritage policy and Local planning policy of South Derbyshire