

Conservation Area Statement

The application site is located on the southern side of Iver Lane and is directly adjacent to the Grand Union Canal, within the Cowley Lock Conservation Area. The site comprises a two storey detached house with a detached double garage and attached store.

The existing outbuilding is in need of replacement. The application seeks planning permission to demolish the existing outbuilding and to construct a replacement outbuilding over the footprint of the existing building. The building would be used a games room / gym with an attached garden store. The building would be wholly ancillary to the main use of the house. The outbuilding would feature a mansard style roof and would be finished with white painted timber cladding with timber side hung doors and with roof tiles to match the main house. The outbuilding would be constructed at the same ground level as the existing outbuilding.

The outbuilding would have the appearance of a timber boat house and would represent a significant improvement over the appearance of the existing outbuilding to be demolished and would be of no harm to the character and appearance of the Conservation Area, the site or the surrounding area in general.

Photos of the existing outbuilding to be demolished:



