

Response to Objection – No. 27 West End, Ashwell, SG7 5PH - 26/02101/FPH

The applicant has considered the representation from No. 27 West End and responds to the principal concerns raised.

Height, scale and roof pitch

The proposed garage measures **9.22m x 6.00m**, with a ridge height of **6.107m** and an eaves height of **1.820m** above the proposed garage floor.

The representation refers to a roof pitch of approximately 53°. The submitted design has a **50° pitch on both slopes**.

The 50° roof pitch has been considered in the context of **Chantry House itself**, which has a substantial steeply pitched historic roof. The proposed roof is materially shallower and does not seek to replicate the listed building, but provides a traditional pitched-roof form which responds to the established character of the immediate setting.

The relative levels are also important. The existing Back Street garages are approximately **3.2m high above their own floor**, which is approximately **1.0m above the proposed garage floor**. Their roof level is therefore approximately **4.2m above the proposed garage floor**, making the proposed ridge approximately **1.9m higher** than the existing garages.

Suggested lower roof and West End view

The suggested reduction in roof pitch should also be considered in relation to the view from West End.

The existing **three-bay, flat-roofed brick garage belonging to the Back Street properties** is an established built element along the southern boundary of the Chantry House curtilage. The proposed pitched roof would substantially screen this existing garage from the West End view.

A substantially lower roof would reduce the height of the proposed building, but would also leave more of the existing flat-roofed garage visible from the street and create a different relationship between the two buildings.

The Ashwell Conservation Area Appraisal specifically recognises views along West End as allowing the changing built form and character of Ashwell to be appreciated.

Relationship with No. 27

The representation refers to a separation of approximately 1.5–2.0m. This dimension relates only to the section of the proposed garage adjoining the **southern boundary associated with the existing Back Street garages**. Elsewhere, the separation is greater than 2.0m.

It is therefore **not the distance between the proposed garage and the dwelling at No. 27**. No. 27 lies beyond the intervening boundary and garden area.

The retained separation from the southern boundary is deliberate, providing practical access for maintenance while retaining the established parking and manoeuvring area.

Outlook, light and privacy

The applicant recognises that the proposal will change the outlook from parts of No. 27. However, the proposed garage is approximately **1.0m below the level of the existing southern boundary and Back Street garages**, and the actual relationship between the properties is shown on the submitted site plan and sections.

The proposed garage does not create a new direct overlooking relationship with No. 27. The existing boundary treatment is retained, including the established hedge, which provides privacy to both gardens.

Heritage and Conservation Area

No alteration is proposed to Chantry House itself.

The proposal is a detached oak-framed ancillary building within the existing residential curtilage, using traditional materials and a pitched roof form. The applicant has considered the proposal in relation to the character of the Ashwell Conservation Area and the setting of Chantry House.

The proposal does not occupy the relevant view towards the tower of St Mary's Church from the site. The Conservation Area Appraisal identifies views, including those along West End, as an important part of understanding the changing built form and character of Ashwell.

Conclusion

The applicant considers that the principal concerns raised are addressed by the **actual dimensions, roof pitch, relative levels and site relationships shown in the submitted drawings**.

In particular, the **1.5–2.0m separation does not represent the distance to No. 27**, the proposed roof is **50° rather than 53°**, and the **6.107m ridge height needs to be considered against the existing ground levels and the approximately 4.2m height of the Back Street garages above the proposed garage floor**.

The proposal has been designed with regard to the existing residential and historic context, including the relationship with Chantry House and the existing view from West End.

Photo 1 of 3 – Aerial view showing the relationship between No. 27 West End, Chantry House and the proposed garage location.

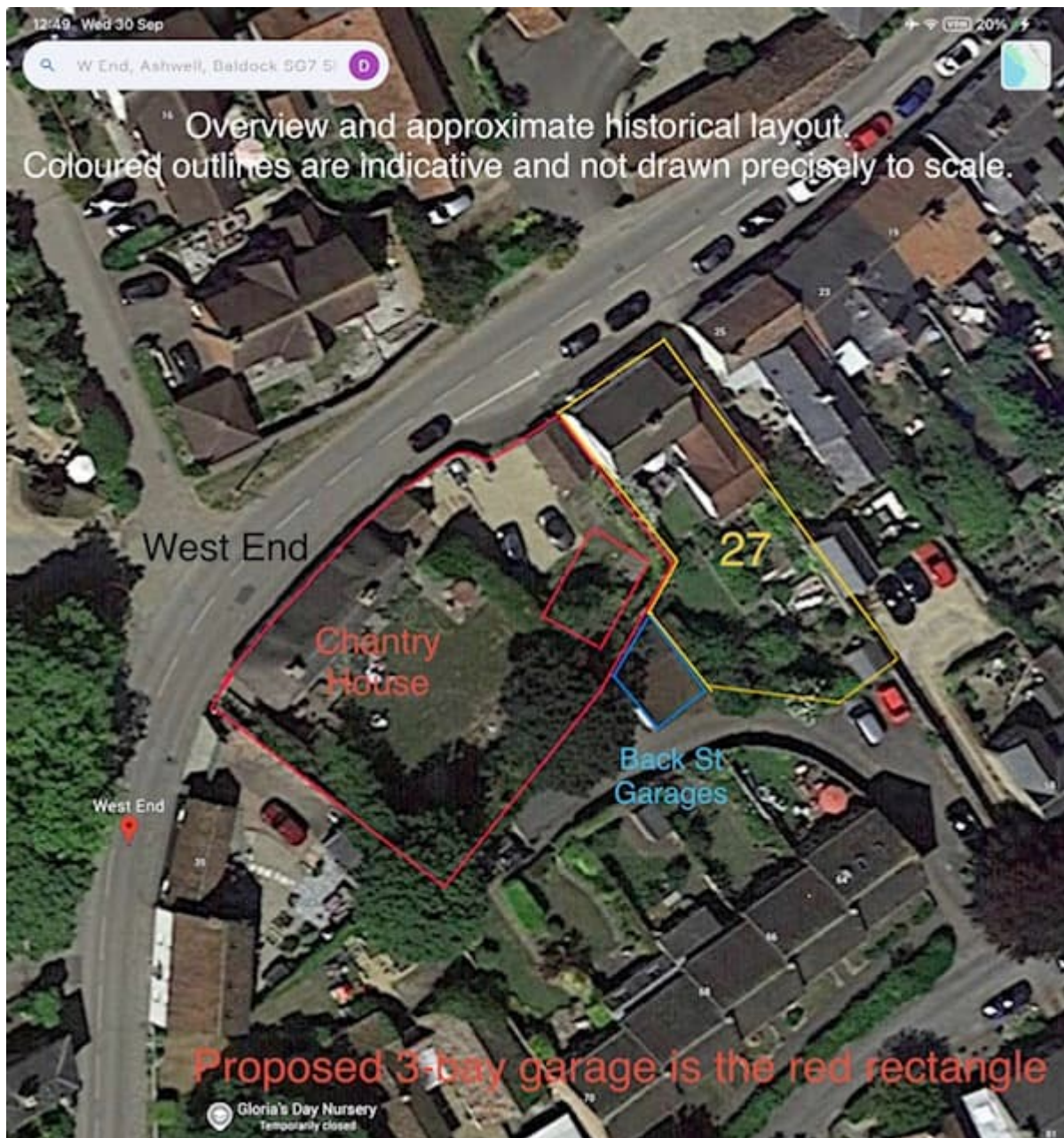


Photo 2 – Existing view from West End showing No. 27, the boundary between No. 27 and Chantry House, the existing Back Street garages and Chantry House.



Photo 3 of 3 – Existing view from the Chantry House garden towards the Back Street garages, showing the existing boundary walls, relative levels and proposed lower garage floor level.

