

Online Comment

Application H02-0033-26
Location Land to Rear of 53 West Street Crowland Peterborough PE6 0EE
Proposal Construction of new detached dwelling

Name Greg Watkinson
Address Conservation Officer

Date Submitted 18-02-26
For/Against Comments

I wish to raise no objections to this proposal upon built heritage conservation grounds.

The proposal site is on the edge of the Crowland Conservation area, fronting out onto the west bank, meaning it bears a significant potential to influence the manner in which the conservation area is appreciated from the outside. Moreover, it is crucial to that asset's preservation that it is protected from undue and harmful forms of backland development.

With that said, the proposed design is of an attractive nature, and to an extent similar in form to existing C21st residences along West Bank. Moreover, whilst the site is technically backland development, deriving its access from the existing access to 53 west street, its West Bank facing orientation, coupled with its open outlook onto that road will give it the visual impression of a property fronting onto the highway, instead of being strictly backland.

It is noted that the applicant proposes the use of UPVC fenestration. In such a setting, UPVC may well be acceptable, however, this is only on the provision that the proposed units are of the very highest quality, meaning they must not be storm proof with overlapping frames and can feature no visible trickle vents. As such, their details should be a matter of condition if the applicant cannot confirm prior to determination.

Should the application be approved, details of all external materials, as well as domestic accoutrements, in addition to windows and doors should be provided by means of condition.