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HERITAGE STATEMENT

102 FRONT STREET, EAST BOLDON

102 Front Street is located in the East Boldon Conservation Area.

The work proposed is the construction of a single storey rear sun lounge and utility room extension.

The extension replaces a previous conservatory, which has already been demolished, and uses materials that match the existing dwelling.

A flat roof is proposed so as not to interfere with the design of the first floor windows, and minimise any overshadowing or visual impact on the adjoining property.

The single storey extension only exceeds the height of the existing boundary wall by approx. 800mm.

The extension is not therefore considered to have any adverse impact on the Conservation Area or the setting of 102 Front Street and the adjoining dwellings, and are therefore considered to be justified.