**From:** Jennifer Ballinger   
**Sent:** 09 August 2016 18:18  
**To:** Lewis Bankes-Hughes  
**Subject:** Duckets House, Steeple Aston - 16/01217/F - DRAFT comments

Lewis

Thank you for consulting the Design and Conservation Team on the above application.

Duckets House lies within Steeple Aston Conservation Area. It is not a listed building, but has been identified in a study of the area as being worthy of an Article 4 Direction due to the retention of its historic features.

The proposed alteration is the addition of a porch to the building, but the form of the proposed structure will significantly alter the character of the building by aggrandising it. The Steeple Aston Conservation Area makes reference to the character of Paines Hill *‘The smaller houses and cottages along the road are located on the road frontage or behind small gardens. The series of small terraces creates a more compact atmosphere in this part of the village.’* It is considered that Duckets House is one of these smaller houses and it’s appearance should not compete with the larger, higher status properties in the area such as Old Manor House and Paines Hill House, which are specifically mentioned in the conservation area appraisal.

Please do not hesitate to contact me if you have any queries regarding these comments. I will return to work on Monday 15th August.

Regards

Jenny Ballinger