

Heritage Statement

This Statement has been prepared in support of a planning application submitted by Dr Rehana Rehman with regard to the roof extension to a bungalow to form a double storey dwelling with a porch .

Location :- 1 Prestwich Park Road South, Prestwich, Manchester M25 9PF.

The following planning applications are considered relevant in respect of the proposal. Planning application No. 66769 to create roof extension to a bungalow to form a double storey dwelling with a porch ,with access from Park Road South Road, Prestwich, Manchester.

THE PROPOSAL

The proposal entails the roof extension to a bungalow to form a double storey extension with a porch to create six-bed house to be located at the South of Prestwich Park Road South and junction of Bury New Road with amenity garden area extending down to Prestwich Park Road South. The roof extension would be constructed with concrete block with rendering external finish and interlocking concrete tiles pitched roof. The windows would be fitted in white upvc frames.

Vehicular access to the dwelling would be via the existing tarmac driveway access from Prestwich Park Road South. Pedestrian access would also be maintained from Prestwich Park Road South.

RELEVANT PLANNING POLICIES NATIONAL PLANNING POLICY FRAMEWORK (NPPF) states: In determining planning applications, local planning authorities should take account of: ●the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; ●the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and ●the desirability of new development making a positive contribution to local character and distinctiveness. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. BURY UNITARY

DEVELOPMENT PLAN Policy H1/2 - Further Housing Development states : The Council will have regard to various factors when determining a proposal for residential development including the availability of infrastructure, the suitability of the site, the nature of the local environment and the surrounding land uses. Policy H2/1- The Form of New Residential Development : Sets out factors to be assessed, including height and roof style, impact on residential amenity, density and character of the locality, position in relation to neighbours and materials to be used. Policy H2/2 -The layout of New Residential Development: Relates to layout and states that proposal should take account of including car parking and access, density, space between dwellings and landscaping. Policy H2/6 - Garden and Backland Development : States that proposals that result in the loss of garden for infill should be resisted unless it is shown that the development would not adversely affect the character and amenity of the area. Policy HT2/4- Car Parking & New Development: States that the Council will require all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards. According to the prescribed car parking standards (Appendix 4 of the UDP), the proposed development would require the provision of 2 car parking spaces within the site. Policy EN1/2- Townscape & Built Design : Relates to general design of a new build on the street scene and states that proposals should not have an adverse impact on the character of the townscape. Policy 2/1- Character of Conservation

Areas: States that the Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas and will be especially concerned with encouraging and, where appropriate, implementing measures to: ♣ retain, replace and restore features of historical and architectural interest; ♣ retain and enhance existing landscape features including trees, parks and gardens; ♣ initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes; ♣ remove dereliction and bring unused land or buildings back into beneficial use; ♣ prepare and promote design guidelines to ensure sympathetic development.

Policy EN2/2-Conservation Area Control: States that development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area. In considering proposals for development in Conservation Areas, with regards the following criteria: ♣ the nature of the development in terms of its bulk, height, materials, colour, design and detailing; ♣ the relationship between the proposed development and the architectural and visual qualities of the surrounding area.

Policy EN8/1- Tree Preservation Orders: States that the Council will make Tree Preservation Orders where they are needed to protect trees and woodlands.

PLANNING APPRAISAL 6.1 The application site forms the existing bungalow at No 1 Prestwich Park Road South located within a predominantly residential area and the designated St Mary's Park Conservation Area. The area is characterised by mature tree lined streets with properties reflecting a mixture of house types with generous/spacious open space. As such the majority of the buildings possess large front and rear gardens bounded by mature trees on the boundary. In terms of the design, materials and appearance, the new roof extension would be in harmony amongst the properties in the area. Each property, due to its size, mass and materials appear to possess an individual identity/character. Although the site is situated within a conservation area, the properties in close proximity of the site are neither listed nor possess any significant architectural heritage.

It should be pointed out that the site is owned by the same person and the approved dwelling if erected, It is for this reason; the applicant would wish to seek planning permission for the for the roof extension to create a habitable dwelling.

SITING/LAYOUT 6.3 Due to its topography and the existing trees/shrubs/vegetation, the application site it is therefore has no intension to remove any of the trees within the site.

Furthermore, in order to avoid any possible conflict with the Council's policies and to protect the amenities of the neighbouring properties and character of the conservation area. Furthermore, to safeguard the residential amenities of the neighbouring properties.

DESIGN/ VISUAL APPEARANCE

The roof extension would be constructed with concrete roof tiles concrete block with render finish external walls. The windows would comprise of double-glazed panels fitted in white upvc frames. The house would be approximately 7.7m high to ridge and 5.6m to eaves and would have the appearance of a two-storey pitched roof building when viewed from Prestwich Park Road South and Bury New Road. Given its height, scale, massing, layout and elevation treatment, it is considered that the proposal is appropriate and compatible to the character of the area and the adjacent dwellings.

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Furthermore, the frontage of the dwelling would be in line with the of the adjacent dwelling at No. 3 Prestwich Park Road South, which it is considered, would help maintain the existing street pattern along Prestwich Park Road South. It is therefore considered that the proposal complies with Policies H2/1 and EN1/2 of the UDP.

ACCESS/PARKING

The access to the dwelling would be via an existing drive from Prestwich Road South.

DEVELOPMENT ON THE CHARACTER OF CONSERVATION AREA AND SETTING OF HERITAGE ASSETS. STATEMENT OF SIGNIFICANCE

It should be pointed out that the application site is an existing bungalow surrounded by soft and hard landscape with trees, shrubs and a pathway. The applicant site has no heritage significance nor is it situated in close vicinity of a listed building. So the significance of the site therefore relates to the fact that the proposed dwelling would lie within the conservation area.

The proposal involves Roof extension to an existing bungalow to form a two-storey house with a porch to the front.

It is considered that the dwelling, due to its scale, design and materials, would help enhance the appearance of the street scene along Prestwich Park Road South as well. It is not considered that the proposed dwelling would appear prominent in the street scene or the area. 7.3 The application site is located away from the buildings of heritage asset and the proposal, due to its scale, design, massing and materials, it is considered, would be compatible to the character of the adjacent buildings and the conservation area. It is unlikely that the proposal, due its position, would have a detrimental impact on the setting of any listed buildings or that it would interfere with them or hinder their views. It is therefore contended that the proposal would have little impact on the character of the conservation area or the setting of the listed buildings. 7.4 In the National Planning Policy Framework (NPPF), the local planning authorities have been advised that in determining planning applications, they should take account of: "the desirability of new development making a positive contribution to local character and distinctiveness". Furthermore, the NPPF advises that: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. 7.5 It should be emphasised that the proposal has been designed to form a dwelling compatible in style, design and appearance to that of the adjacent dwellings in the conservation area. This has been achieved by adopting a suitable scale, design and materials for the proposed dwelling. As such it is considered that the proposal, due to its sympathetic materials, scale and design, is compatible to the appearance of the adjacent buildings and therefore has no detrimental impact on the character of the conservation area or the setting of the listed buildings. 7.6 It is considered that the proposal is suitable/ adequate and makes a positive contribution to enhance the local character and distinctiveness of the conservation area and setting of the listed buildings. It is therefore considered that the proposal conforms to the objectives of the advice given in the NPPF and Policy EN2/2 (Conservation Area Control) of the UDP. 8.

CONCLUSION 8.1 It is considered that the proposed development, both in terms of its usage and design, is appropriate and compatible with the character of the area and would have no detrimental impact on the amenities of the neighbouring properties in respect of the noise, disturbance and privacy. The proposed development, by way of its scale, mass, design and materials, would not only

help enhance the street scene, particularly from Prestwich Park Road South and Bury New Road but also the character of the area. 8.2 In view of these and above stated considerations, it is contended that the proposal accords with the aims/objectives of the National Framework, policies H1/2, H2/1, H2/2, H2/6, HT2/4 and EN1/2 of the UDP. Furthermore, it is considered that the proposal is appropriate and would make a positive contribution to enhance the local character and distinctiveness of the conservation area. It is therefore considered that the proposal conforms to the objectives of the advice given in the NPPF and Policy EN2/2 (Conservation Area Control)