

68762 – Eastholme, St Anns Road, Prestwich

Part single/Part two storey extension at rear; New canopy at front; Extended driveway

For the avoidance of doubt the application building is not listed and is not considered to be a Non-Designated Heritage Asset. It is within St Mary's Conservation Area.

A Direction under Article 4 of the General Permitted Development Order has removed the permitted development rights under Part 1, Class D – Porches and Part 1, Class F – Hardstandings.

The proposed part single and two storey rear extension is acceptable subject to an amendment to its design. The extension should be pulled back from the edge of the eastern flank wall of the dwellinghouse in order not to obscure the flank/gable corner brick quoins and also a reduction in the ridge height of the extension to lower the height of the roof pitch to below that of the main roof.

The proposed window in the eastern flank wall should be removed from the scheme as it would cause a visual distraction to the external chimney breast causing harm to the visual amenity of the dwellinghouse. The chimney breast is an important architectural feature of the dwellinghouse and is a positive contributor to the character and appearance of the conservation area.

The proposed canopy to the front entrance should be removed as it represents a contemporising, incongruous and urbanising feature on the building not in keeping with its historical period. And as such it would not preserve the character and appearance of the conservation area or the visual amenity of the dwellinghouse.

The increase in the hardstanding area is not acceptable as it would represent a contemporising and urbanising feature not in keeping with the historical period of the conservation area and as such would not preserve the character and appearance of it. The conservation area is in part characterised by large frontages which historically would have been lawned/landscaped. It is accepted that there are currently properties that have an extended area of hardstanding however this does not outweigh the harm that would be caused to the significance of the conservation area in not preserving its special character and appearance. If the hardstanding is to be resurfaced it should not be tarmac as again for the same reasons given for the increase in hardstanding area. The existing surface should be retained or be replaced with block or slab subject to detail.

Mark Kilby PGDip (Building Conservation & Adaptation)

Conservation Officer

04/11/22