

65897 – 51 Church Street, Ainsworth

Conversion of detached garage to living accommodation

The detached garage, by virtue of the evolution of the site layout is considered to be within the domestic curtilage of the dwellinghouse. As such its habitable use does not constitute a material change of use requiring planning permission.

The garage is sited at the end of an unadopted back alley at the very edge of Ainsworth Conservation Area. It is sited between the rear of a row of terraced cottages fronting Church Street and a late 20th century housing development.

The building has limited vantage points and is not in the street scene. The proposed external alterations do require planning permission by virtue of the buildings' height and proximity to the boundary of the curtilage. The external alterations would improve the visual amenity of the building especially the gable end facing Camden Close, which involves the replacement of the garage door and canopy above it with a single double glazed UPVc window, which is considered to be a vast improvement to the garage door.

As such the alteration would not cause harm to the character and appearance of the conservation area, so would at least preserve it.

Mark Kilby

Conservation Officer

02/10/20