

Conservation Comments

- A two storey outbuilding is inappropriate in the CA with regard to size and scale and the vernacular typology of the area. Average ridge height for the surrounding area is approximately 7m-8m, the proposal would have a ridge height of 6m and an eaves height of 3.2m. It would neither preserve or enhance the character and appearance of the CA and would equate to less than substantial harm with no public benefit to outweigh that harm identified (NPPF).
- Whilst views from the highway may be filtered there are views nonetheless and there is a requirement to assess the setting of heritage assets, in this case the CA, for potential changes to views created by changes to setting when assessing new development and it is considered there is a potential for visibility to increase in the future through change to the setting of that part of the conservation area in particular regard to boundary treatment changes. There may also be views from upper floors of nearby dwellings. Also, public footpath 96RAM runs immediately adjacent to the site.
- The proposed external staircase, rooflights and utilitarian looking garage doors would be an incongruous feature in the CA not preserving or enhancing its character or appearance and representing less than substantial harm without any public benefit.
- The submitted plans indicate the garage door(s) would be constructed from timber but there is no indication of how the door(s) would operate. The appearance of the proposed garage door would appear to indicate the door would be a solid up and over operation or a roller shutter, either of which would not preserve the character or appearance of the conservation area.
- It is recommended that garage should be restricted to a single storey of natural local sandstone and natural slate with a simple planform and layout.