

67793 – 4 Crag Avenue, Summerseat, Ramsbottom

Single storey side extension to provide porch, shower room and utility

The application site is within Brooksbottoms, Rowlands Conservation Area. The dwellinghouse is not listed and not considered to be a Non-Designated Heritage Asset.

Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

The building is part of a group of 8 dwellinghouses built in the 1920s, at the periphery of the conservation area, in the vicinity of the junction of Crag Avenue and Rowlands Road. These properties are somewhat separated from the historic core of the conservation area by Rowlands Road and bounded to the north and west by 20th century housing development. As such this part of the conservation area does not represent the strongest element of the conservation area's special character and appearance.

The proposed development would be visible in the street scene from limited views from the south along Crag Avenue. Its scale and resultant mass together with its design would not produce a dominant or overbearing feature that would cause harm to the character or appearance of that part of the conservation area.

However, the proposed finish to the roof of concrete tiles would represent a contemporising feature that would be at odds with the traditional slate roofing used on the other dwellings at the junction of Crag Avenue that form that part of the conservation area, and which contributes to its distinctiveness and character, as such concrete tiles would jar visually with that character. The proposed extension should have a natural slate roof covering.

Subject to the proposed amendment above, the proposal would have a neutral impact and as such would preserve the character and appearance of the conservation area.

Mark Kilby PGDip (Building Conservation & Adaptation)

Conservation Officer

31/01/22