

71313 – Meadow Heys, Moorbottom Road, Ramsbottom.

Single storey rear extension; Rear dormer; Erection of 2 no. outbuildings; Installation of gates to existing stone pillars.

In order for the proposal to at least preserve the character and appearance of the conservation area the following issues need to be addressed/clarified.

- Large flat roofed box dormer is not acceptable. Much smaller dormers with a shallow pitched roofs would not be as incongruous as the proposed.
- Rooflights to south roof slope need to be significantly reduced in size by 50%.
- Clarification of the material for the gate and gate posts. Galvanized frames are mentioned to both. Will there be any steel visible?
- Some reduction in the size of all the large picture windows as this represents a contemporising and urbanising of a rural conservation area which would not preserve its character or appearance.
- The proposed annex for the gym and media room needs to be reduced in height or re-sited further down the slope from Moorbottom Road to reduce its visual impact which would not preserve the character or appearance of the conservation area. Maybe a pitched roof would be more in keeping.

Conservation Officer

20/1/25