

Denewood, St Anns Road, Prestwich – 67536

The infilling of the undercroft car port, removal of existing porch and creation of new glazed gable, addition of chimney to west elevation, insertion of new windows, doors and rear canopy along with over cladding brickwork

Planning application 64031 approved 16/5/19 as detailed below and was commented on as follows:

Removal of existing conservatory and construction of single storey orangery at rear; Removal of existing front porch and creation of new open porch with accessible ramp; Infilling of existing car port at side to form living accommodation with new window openings at front, side and rear and addition of new chimney to west elevation.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local planning Authorities in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

The Conservation Area Appraisal and Management Plan was published 2009. The relevant policy to this proposal is:

Policy 3 - Where planning permission is required, the following proposals should be resisted - over-large, prominent, or out of character extensions; out of character dormer windows; non-traditional materials; the external cladding of walls, out of character building alterations; loss of historic building fabric; inappropriate shop/office frontages, shutters and signage, the building of out-of character gates and walls, and the location of satellite dishes in prominent locations.

The proposed development to the side and rear of the property would be acceptable as it would not be visible in the street scene and as such would preserve the character and appearance of the conservation area. The proposed demolition and replacement of the front porch is acceptable as the existing porch is not considered to be original. An assessment of the historical Ordnance Survey map from 1961 does not show the existing porch. Given the design of the existing porch, in particular the size and proportions of its glazing, its glazed roof, its poor relationship to the existing bay window in terms of size and siting which equates to an unacceptable level of massing on the front elevation, its demolition would enhance the character and appearance of the conservation area. The proposed porch would also enhance the character and appearance of the conservation area by virtue of its open design, size, scale and position it would relate well to the existing bay window. The proposed access ramp is considered to be visually ephemeral by virtue of its size, scale and design. As such it would preserve the character of the conservation area.

This application 67536 goes beyond the scope of approved application 64031 in that it would also involve the removal of the front two storey bay which is a distinctive architectural feature with reference to the Edwardian Baroque Revival style and which makes a strong contribution to the distinctiveness and character

and appearance of the conservation area. The proposed brick slip cladding would represent an alien feature within the conservation area contrary to policy 3 of the Conservation Area Appraisal and Management Plan. It would be considered to be a pastiche of the predominant historic red brick dwellings in the conservation area. The external finish should remain as rough render or pebble dash as existing.

Development in this part of the conservation area, St Anns Road and Prestwich Park Road South, can be regarded as piecemeal from the late 19th century to the early 20th century reflecting the different architectural periods of that time. From early Edwardian Polite Style in the Victorian period through to Arts and Crafts to the Edwardian period and this timelines the development of this part of Prestwich as a burgeoning suburb of Manchester. This part of the conservation area is characterised predominantly by large plots with detached dwellings set back within the plots creating large frontages with boundary treatments comprising of stone walls and mature vegetation. The special distinctiveness and appearance of this part of the conservation area is created by the layout, mix of architectural styles and varying levels of dilution of architectural styles during the period and which makes this evolution a strong contributor to the character, appearance and legibility of the conservation area.

The application dwelling is not nationally listed or considered to be a Non-Designated Heritage Asset. However, the building is a constituent part of the conservation area and as such is a major contributor to the special distinctiveness, character and appearance of that part of the conservation area. The submitted heritage assessment (HA) suggests that as the development is limited to the dwellinghouse within its curtilage it is out scope of the setting of the conservation area as it would not be visible because of the boundary treatment. The dwelling can be seen from the highway.

The proposed development in particular the removal of the front bay and proposed brick slip cladding would create an incongruous and contemporising feature to a constituent part of the conservation area thereby causing harm to it by the erosion of that legibility which would in turn cause harm to the character and appearance of it.

The proposal would represent less than substantial harm to the character and appearance of the conservation area with no demonstrable public benefit that would outweigh that harm (paragraph 202 of the National Planning Policy Framework)

The proposal therefore does not preserve or enhance the character or appearance of the conservation area and as such cannot be supported on heritage grounds.

Relevant paragraphs of the National Planning Policy Framework:

194, 195, 199, 202, 204.

Conservation officer

01/12/2021