

68842 – 1 Prestwich Park Road South, Prestwich

**Single storey extension at front/side; Dormers at front and side and
Single storey extension at rear**

There is no objection to the single storey elements of the proposal in principle.

The scale, massing and design of the proposed single storey extensions would be acceptable within that part of the conservation area.

The proposed dormers by virtue of their design being flat roofed box dormers, their materials being finished in brick, colour not specified, would be at odds visually with the external stone element of the front elevation and the building as a whole in it being a single storey dwellinghouse with hipped and dual pitched roofs. Large flat roofed dormers are not an architectural feature of the conservation area even on a 20th century building on the edge of the conservation area the proposal would not reflect the architectural gain of that part of the conservation area. As such the dormers would represent a contemporising, urbanising and incongruous feature both to the building and the conservation area. In conclusion the proposed dormers would represent less than substantial harm to the significance of the conservation area (para 202 of the NPPF) without any identified public benefit that would outweigh the harm identified. Therefore, the proposed dormers would not preserve or enhance the character or appearance of the conservation area.

The one of the submitted plans shows the existing ridge height would be raised but on the other submitted plans does not. The raising of the ridge height has not been included in the application description. Can this be clarified?

Mark Kilby PGDip (Building Conservation & Adaptation)

Conservation Officer

10/11/22

A revised scheme removing the front dormer is now acceptable in heritage conservation terms as it would now at least preserve the character and appearance of St Mary's Conservation Area.

Mark Kilby PGDip (Building Conservation & Adaptation)

Conservation Officer

28/2/23