

72938 – Prestwich Clough Farm

Dear Jennie,

Demolition of existing dwelling and erection of 1 no. replacement dwelling; Prestwich Clough Farm, Clough Lane, M25 3JD

Although PVNF can accept in principle the replacement of the existing dwelling with another single dwelling of broadly similar height, there are nevertheless several significant issues of concern arising from this application. These relate to the scale and footprint of the proposed building, its impact on the Green Belt, Prestwich Clough and the St Mary's Conservation Area, its inconsistency with the PVNF Design Code (supplementary planning guidance) in terms of massing, materials, character and landscape integration.

The proposed dwelling represents a three-fold increase in floorspace compared with the existing house, and its footprint is approximately double that of the current building. This results in a substantial intensification of built form on a site located within St Mary's Conservation Area, Prestwich Clough and the Green Belt. The cumulative effect is an urbanisation of a historically and environmentally sensitive area, contrary to the purposes of Green Belt designation and the statutory duty to preserve or enhance the character and appearance of the Conservation Area.

Although relatively isolated, the site is accessed from Gardner Road and sits closest to an established area of late Victorian housing. It therefore falls within the Area 4 Conservation Area typology of the PVNF Design Code and is approached through the Area 2 Victorian typology. The proposed dwelling conflicts with several key requirements of the Code, in particular:

- **Area 2 Typology – A2:** Contemporary designs should integrate modern materials and architectural forms that reflect the area's history and culture.
- **Area 2 Typology – A2.2:** Development should consider the scale and massing of the existing surrounding context and environment.
- **Area 2 Typology – A2.3:** Character should be preserved while allowing new development that respects the existing aesthetic.
- **Area 4 Typology – A4.1:** New development should respect the historic significance of the Victorian character of St Mary's Conservation Area.
- **Area 4 Typology – A4.5:** Slate or clay tiles are the preferred roofing materials, consistent with the historic character of the area.

- **Area-Wide Codes – Nature G6 (Sensitive Peripheral Development):** Development should be sensitively integrated with the surrounding landscape, particularly on the periphery, where lower building heights and smaller-scale forms are most appropriate.

The proposed zinc roof cladding, increased massing and lack of contextual integration are inconsistent with these requirements.

Historically, the site was well screened from the adjoining footpath along Clough Lane. Some of this vegetation has recently been removed, and the illustrative plans do not indicate that this screening will be reinstated. Given the site's sensitivity, Green Belt, Conservation Area and Prestwich Clough, there is a clear need for a comprehensive landscaping scheme that reinstates and enhances screening from Clough Lane, using native species appropriate to the Clough, and mitigates the visual impact of the enlarged footprint and increased massing. The current proposals do not achieve this.

For the reasons above, the proposal harms the openness of the Green Belt, fails to preserve or enhance the St Mary's Conservation Area, conflicts with multiple elements of the PVNF Design Code, introduces an oversized and visually intrusive dwelling inconsistent with local character, and lacks an adequate landscape and screening strategy.

Kind Regards

Carol

Carol Baker- Longshaw (Dr).

Chair

Prestwich Village Neighbourhood Forum