

66769 – 1 Prestwich Park Road South, Prestwich

Proposed roof extension to existing bungalow to form two storey dwelling; Front porch extension

There is no objection to the proposal in principle. The scale, massing and design of the proposed extension would be acceptable within that part of the conservation area, with 3 Prestwich Park Road South (PPRS) to the west which is a large two storey detached dwelling and Oak Hill Court to the south a former late 19th century private two storey villa. That part of the conservation area apart from Oak Hill and Hornby Lodge comprises of late 20th century residential development and is somewhat out of step with the built form, layout and general grain of the architecture of that part of the conservation area when compared with the more formalised late 19th century and early Edwardian residential development further west along Prestwich Park Road South. One architectural feature of the built form of that part of the conservation area is its brick construction. Render is not a dominant feature. The proposal is for the upper floor extension to be block constructed with a render finish and whilst there is a small element of render to the upper side elevation of 3 PPRS facing the application site it does not cover the principal elevation and as such is not visually dominant.

The proposed render finish would be an incongruous feature in that part of the conservation area which would neither preserve or enhance the character and appearance of the conservation area. The proposal should be finished in matching brick to the existing bungalow for it to be supported in heritage conservation terms.

Mark Kilby PGDip (Building Conservation & Adaptation)

Conservation Officer

21/12/2021

Revised Comments

The applicant has now undertaken to amend the finish of the proposal to matching brick from a render finish. This would be an acceptable feature within the conservation area and its impact would be neutral. As such the proposal would now preserve the character and appearance of the conservation area and is therefore acceptable in heritage conservation terms.

Mark Kilby PGDip (Building Conservation & Adaptation)

Conservation Officer

04/02/2022