

Proposed rear extension and side dormer at

47 Dundee Lane
Ramsbottom

CONSERVATION AREA STATEMENT OF IMPACT

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1.0 INTRODUCTION

- 1.1 This Conservation Area Statement of Impact has been prepared by OneArchitectural Design Limited in support of the householder planning application submitted to Bury MBC for the erection of a rear extension and side dormer at 47 Dundee Lane, Ramsbottom.
- 1.2 The planning application was submitted via the Planning Portal on 07.05.25
- 1.3 A subsequent request for a Heritage Statement was requested by Bury MBC on 23.05.25

2.0 PLANNING POLICY

2.1 6. Heritage Statements/ Listed Building Character Assessment/Conservation Area Appraisal/Non Designated Heritage Assets

In line with Paragraph 200 of the National Planning Policy Framework applicants are required to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, developers are required to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Applications for listed building consent and planning applications for works to Non Designated Heritage Assets will be required to be accompanied by a heritage statement. The statements should indicate the design principles and concepts that have been applied to the proposed works, and (other than in the case of works only affecting the interior of the building) how issues relating to access to the building and its fabric have been considered. The statement should explain how the principles and concepts referred to, have been applied to the aspects of scale, layout and appearance, and have taken account of

- (i) the special architectural or historic interest of the building;
- (ii) the particular physical features of the building that justify its designation as a listed building; and
- (iii) the building's setting.

A contextual Conservation Area Appraisal will be required for applications for planning permission (apart from change of use) on sites within conservation areas, or affecting the setting of a conservation area.

The appraisal should address how the proposal has been designed to have regard to the character and/or appearance of the conservation area and to explain how the proposal enhances or preserves the character or appearance of the conservation area. The appraisal could form part of a Design and Access Statement.

Any proposals that involve a Listed Building or may affect the setting of a Listed Building, scheduled monument or conservation area will be required to be accompanied by a statement of any impact. Any statements, assessments or appraisals submitted should reflect the content of "A Charter for English Heritage Advisory Services" produced by Historic England.

Any Design and Access Statement or Conservation Area Appraisal should be accompanied by appropriate photographs.

Works to any heritage asset should provide a written statement of significance in relation to the asset. It should set out what is significant about the property and how the proposals affect the significance. Consideration within the statement should also include whether the proposals can leave the significance unharmed by the works by readjustment to the scheme.

3.0 SITE LOCATION

- 3.1 47 Dundee Lane, Ramsbottom, Bury. BL0 9HL
- 3.2 The property falls within the Ramsbottom Conservation Area
- 3.3 The surrounding area is predominantly residential with a mix of bungalows and houses constructed in either red brick or stone. There is a range of detached, semi-detached and terraced properties
- 3.4 Construction of the properties range from the 1800's through to early 2000's
- 3.3 Ramsbottom is a market town in the Metropolitan Borough of Bury, Greater Manchester, England.

4.0 PROPERTY TYPE AND DESCRIPTION

- 4.1 The property is a semi-detached dormer bungalow
- 4.2 There is a white upvc double glazed conservatory to the rear of the property
- 4.3 There are front and rear flat roof dormers `shared` with the adjoining property
- 4.4 External walls are constructed in rustic red brickwork
- 4.5 The roof is covered with grey profiled concrete interlocking roof tiles
- 4.6 Windows are white upvc double glazed
- 4.7 External doors are white upvc
- 4.8 Fascias and soffits are painted softwood
- 4.9 The roof dormers are clad with white painted vertical timber boarding to the front elevation and roofing felt to the side cheeks
- 4.10 The property was constructed in 1950`s

5.0 SCHEME PROPOSALS

- 5.1 It is proposed to demolish the existing conservatory which is out of character with the property
- 5.2 The conservatory will be replaced with a single story pitched roof extension with external materials to match the existing bungalow
- 5.3 It is proposed to construct a new side dormer with flat roof and white cement board cladding to match the existing front and rear dormers
- 5.4 Drawing number 1626.01 indicates the existing plans and elevations
- 5.5 Drawing number 1626.02 indicates the proposed plans
- 5.6 Drawing number 1626.03 indicates the proposed elevations

6.0 IMPACT OF PROPOSALS

- 6.1 The existing conservatory is out of character with the existing property design and appearance. It's demolition and replacement with a red brick extension with hipped, pitched concrete tiled roof that has been designed to complement and enhance the character of the existing property
- 6.2 The proposed extension will be located to the rear of the property and therefore will not be seen from the Dundee Lane streetscene
- 6.3 The proposed side dormer has been designed to fully compliment and match the existing front and rear dormers
- 6.4 Proposed materials will be selected to match the existing external materials of the bungalow to ensure a low impact in appearance

7.0 SUMMARY

- 7.1 The sympathetic design and use of matching materials will ensure that the scheme proposals will have a minimal impact on the appearance and character of the bungalow, surrounding streetscene and conservation area