

72539 – Eastholme, St Anns Road, Prestwich

Reinstatement of wall/coping stones and erection of new fence and entrance gates.

The application site is within St Mary's Conservation Area.

The reinstatement of the original coping is acceptable.

The proposed new railing on top of the existing boundary wall is not acceptable as it would not be an original architectural feature of the conservation area. The boundary treatments in the conservation area are intrinsic to its character and appearance, characterised by low stone walls with hedgerows set behind.

As such the addition of a railing would not preserve or enhance the appearance of the conservation area constituting less than substantial with no identified public benefit as a private residence that would outweigh the harm identified.

The proposed gate is acceptable in principle subject to amendments to its design. The top of the gate should be level, not curved and set below the capital of the gate posts. It should be in a traditional design, not contemporary. The gate posts are part of the application and should be included in the description. The applicant needs to provide details of the gate posts, if they are a reinstatement or a replacement.

Relevant National Planning Policy Framework policies: 212 and 215.

Conservation Officer

4/12/25