

## **70581 – 51 Church Street, Ainsworth.**

### **Conversion of existing double fronted terrace property back into two single fronted terraced properties and single storey rear extension.**

For the avoidance of doubt the application site is the extended (in the 1980s) end of terrace property and the proposal would effectively create an additional dwelling in what was originally the extension and not as described a restoration back to into two separate dwellings.

The proposal would require the reinstatement of the original door opening to No.51 Church Street.

The building is not a Non-Designated Heritage Asset (NDHA) but is sited within the Ainsworth Village Conservation Area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

The only external alteration proposed that would be visible in the street scene of the conservation area would be the reinstatement of the front door opening and this needs to match the other doors in the row at No.s 47 and 49 Church Street.

Originally the door openings in this row and other parts of Church Street had a keystone above the fanlight. In some properties these keystones are missing, rendered over or in the case of No.47 Church Street have been painted onto the external render. If in the case of the application site the keystone has been removed it should be left as blank render as others on Church Street. If the original keystone remains it should be uncovered and retained as others along Church Street.

The submitted proposed elevation does not show the reinstatement of the step from street level up into the reinstated door through the plinth. This should be shown accurately on a revised plan and a section drawing the correct setback of the reinstated door and step in order to preserve the character and appearance of that part of the conservation area. If a revised plan cannot be submitted the details should be secured by a pre-commencement condition for details to be approved by the local planning authority.

Subject to the above details being secured the proposal would have a neutral impact the character and appearance of the conservation area and therefore would at least preserve its character and appearance. As such the proposal would comply with or not be contrary to UDP policies EN2/1-Character of Conservation Areas, EN2/2-Conservation Area Control, paragraph 203 and 205 of the National Planning Policy and JP-P2 of the Greater Manchester Combined Authority Joint Plan.

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Conservation Officer