

69670 – lady Margaret House, 51 Prestwich Park Road South, Prestwich.

Erection of detached double garage.

Conservation Area - The proposed detached garage would sit in a space between the north elevation of the dwellinghouse and St Anns Road and would be prominently visible in the street scene. It would represent an incongruous and contemporising feature which would be at odds with the architectural grain and character of the conservation area. The large plots in which many of the large Victorian villas are set are not characterised by large outbuildings in forward prominent positions within the plots. The previous consent 62390 provided a new access and additional on-site parking subject on the condition that the St Anns Road access was closed off and the footway reinstated. This element has been implemented and as such it restored that part of the original historic street scene within the conservation area at least preserving its character and appearance. This application would introduce an inappropriate structure that would neither preserve or enhance the character or appearance of the conservation area.

In totality the proposal would represent less than substantial harm to the significance of the conservation area, but at the higher end of that spectrum, without a perceived or identified public benefit that would outweigh the harm identified. As such the proposal would not comply with adopted UDP policies EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control or paragraph 203 of the National Planning Policy Framework.

Non-Designated Heritage Asset - The proposal would have a direct adverse impact on the setting of the NDHA causing harm to its significance. The proposed garage would represent an incongruous and contemporising feature with the setting of the NDHA causing harm to how the existing dwellinghouse is experienced especially in views from Prestwich Park Road South and therefore causing harm to its significance and diminishing its contribution to the character and appearance of the conservation area.

Mark Kilby PGDip (Building Conservation & Adaptation)

Conservation officer

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