

70600 – 15 Guest Road, Prestwich.

Side dormer; Rear dormer; Single storey rear pitch roof to flat roof with parapet wall.

The application site is within the Poppythorn Conservation Area and is a semi-detached dwelling attached to 13 Guest Road which is a Non-Designated Asset.

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.

Paragraph 203 of the National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 208 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 209 of the NPPF states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The conservation area derives its special character, appearance and distinctiveness from the late 19th century and early 20th century villas built for merchants from Manchester seeking to live in a less industrialised environment and also as a projection of their growing status especially after the arrival of the railway to Prestwich in 1879.

The dwellings are characterised by their slated pitch roofs and hipped roofs in the Polite style with architectural and decorative features inspired by the Arts and Crafts and Art Nouveaux movements. The roofscape in that part of the conservation area, with the exception of some roof lights, provides a cohesive grain of development that contributes to the character and appearance of that part of the conservation area.

The application dwelling has an altered front elevation by way of a two storey bay window added probably in the late Edwardian period. The attached No.13 only has a bay added at ground floor level and so the original detailing at first floor level can still be seen. Set in the arch above the first floor front elevation

window is a cartouche inscribed with an intertwined "CJ" flanked by red roses in the Art Nouveaux style.

The proposed dormer roof extensions do not represent a feature of the conservation area as a whole or of the period dwellings that contribute to its character. There are very few if any in existence within the conservation area maintaining a homogenous and cohesive architectural and visual grain in the roofscapes that represent a positive contribution to the character and appearance of the conservation area. The proposed side dormer to the existing hipped roof and box dormer to the rear roof slope would be visible in the street scene and from wider views to the rear in and out of the conservation area and would represent a contemporising and incongruous feature in the conservation area which would not preserve or enhance its character or appearance. As such the proposed dormers would present less than substantial harm within the terms of paragraph 208 of the NPPF and would not provide a public benefit that would outweigh the harm identified to the character and appearance of the conservation area.

The attached dwelling at No.13 which is an NDHA would have harm caused to its setting by the proposed box dormer which in turn would represent a loss of significance.

The proposed change of roof to the existing single storey rear extension is not considered to represent less than substantial harm requiring a public benefit.

As such the proposed dormer extensions would cause less than substantial harm to that part of the conservation area as they would not at least preserve its character or appearance, and would be without any public benefit that would outweigh the harm identified.

The proposed dormers would either not comply with or be contrary to adopted UDP policies EN2/1 – Character of Conservation Areas, EN2/2 – Conservation Area Control, JP-P2 of the Greater Manchester Combined Authority Joint Plan and paragraphs 203, 208 and 209 of the National Planning Policy Framework.

Mark Kilby PGDip (Building Conservation & Adaptation)

Conservation Officer

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