

Application number: 130769/FH/2021
Proposal: External Cedar Clad - Garden Room
Location: 2 Oakfield Road, Manchester, M20 6XA

Heritage Statement

Proposal

Replacement of existing Car Port - which is a timber frame construction.
The proposed Garden Room is to sit within the constraints of this existing structure.

Appearance and Materials

The Garden Room predominantly consists of timber material with wood cladding on the front elevation (please see rendered elevations). The timber cladding is complimentary to the existing setting and property and an improved visual appearance than the existing car port structure which is clad in weather board.

The roof to the garden room to be clad in tiles to match that of the existing property and in keeping with the local context.

Effect of the Proposal on the Setting of the Listed Building and Setting of Adjacent Listed Buildings

The garden room is discreetly located at the front of the property and at some distance from the existing residential property.

Likewise, the garden room is of a modest scale to ensure that it does not detract from the setting of the existing site and location. Accordingly, the building is considered to have little or no impact on the setting of the listed building, and at worst any effect could be considered neutral.

Effect of the Proposal on the Character and Appearance of the Conservation Area

Views of the garden room from beyond the property boundary are considerably limited due to the layout of the surrounding area. As such, due to the positioning of the garden room, visibility of it from neighbouring properties will largely be restricted. The replacement of the car port to provide this will have little impact on changes of the area.

Views from beyond these properties are considered to benefit from adequate screening by garden planting. In addition it is not considered that a garden room is an inappropriate form of development in this context.

Design of the replacement building – scale, bulk, design approach

The garden room has been sensitively designed to ensure that it is in-keeping with the scale of the garden and surrounding structures. The garden room is not considered to unduly dominate the garden, indeed the it is modest in size and views of the structure from the rear of the property are largely concealed by garden planting. In addition, the design of the shed in terms of material and finish is similar and arguably of better quality than the materials and appearance of the sheds and outbuildings in the gardens of adjacent properties.

Effect on Trees and Landscape/Biodiversity

The proposed retention of this modestly sized and well-designed ancillary garden structure has no impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden. It is therefore considered to be acceptable in relation to trees and landscape/biodiversity.

Conclusion

The proposed replacement of the car port will provide for a minor and modestly sized addition of a structure to the garden of the property which will provide enhanced ancillary accommodation to the dwelling.

The structure has been carefully designed to respect the character, form, scale, and, materials of its surroundings. Likewise, the garden room has been sensitively designed to be similar in approach to that of sheds and outbuildings in the rear gardens of adjacent properties.

It is therefore considered that the proposal will have no harmful effect on the character and appearance of the area which will be preserved. Nor is it considered to adversely affect the setting of the listed building or the setting of nearby listed buildings.