1 Introduction

1.1 This statement has been prepared to describe the proposed development in within a Conservation Area in the context of the heritage planning policy framework. Policies most relevant to a proposed extension to a house in a Conservation Area are the National Planning Policy Framework and Policy EN3 of the Manchester Core Strategy.

2 Proposed Development

2.1 The proposed development is the demolition of the existing garage and erection of a single story extension to the side and rear as detailed within the supplied plans of M T Architectural. The extensions to the house partially overlap the garage. The height of the proposed extension is comparable to other single storey extensions in the surrounding area. As well as the side and rear extension the planning application includes the insertion of two conservation rooflights to the front roof slope and a dormer window to the rear roof slope. Also proposed is the removal of the non original glass screen to the main entrance of the property. The chimney to the left hand side will be removed however two chimney stacks to the right hand side will be built up.

2.2 There are no previous planning applications listed on the Council's online register.

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3 Assessment of the Site and Surrounding Area

3.1 The site is within the Blackburn Park Conservation Area which was designated by Manchester Council in 1979. The published Conservation Area Guide explains the historical development of the area along with description of some of the key buildings within the Conservation Area, the application property is not mentioned.

3.2 The application property is a detached property with living accommodation on ground and first, additionally the steep pitch of the roof provides a large attic space. The property is a red brick house with render and timber cladding with pitched tiled roofs in hip form. The house has a large rear garden which conforms to character in the area. The main elements of the proposal are the single storey side and rear extension. The attached photographs help to demonstrate the existing character of the property viewed from within and outside of the site. Currently the side of 37 forms a driveway to the detached flat roof garage.

3.3 Several other properties on Pine Road have benefited from single storey side conservatories and brick built extensions. Many of the properties along Pine Road were built with pikes and dormer windows to the front and or rear elevations. Dormer windows are an original feature to the rear roof slopes of many houses in the area. The extensions and alterations to nearby properties have not harmed the character and appearance of the Conservation Area as the enclosed images demonstrate.

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4.0 Historic Planning Policy Framework & Conclusion

4.1 Policies EN3 of the Core Strategy along with policies within the NPPF relate to development within Conservation Areas. Policy EN3 states: *"Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains." (Core Strategy Policy EN3, MCC, 2012)*

4.2 Justification for the policy advises: "*Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. Conservation areas (see Figure 12.2) and buildings that are statutorily listed are protected under national legislation guidance. The Council maintains information on the City's heritage assets. It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets*." (Justification to Core Strategy Policy EN3, MCC, 2012)

4.3 Paragraph 127 of the NPPF stipulates that Conservation Areas are designated because of their special architectural or historic interest, noting that the concept of conservation should not be devalued through designation of areas that lack special interest. The application property is not unattractive but is not as striking and seems somewhat out of place when compared to the taller more imposing surrounding houses elsewhere within the Conservation Area.

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4.4 NPPF advises that planning applications submitted relating to Heritage Assets should bear in mind any designation records and other records. The published Conservation guide mentions the core buildings in the Conservation Area but does not specifically mention any one building or collection of buildings on Pine Road. General comments made within the MCC Conservation Guide about Conservation townscape include:

> *"Blackburn Park is principally an area of large family houses with spacious gardens, arranged along tree-lined roads which criss-cross the level ground of the park. Building materials and styles are very varied. The older houses generally have textured light red or buff brick walls with blue slate roofs, and in some cases brick or stone dressings in contrasting colours are used even for window mullions. The later houses are predominantly smooth red brick, though render, half-timbering and decorative tile fringing are extensively used. Red tile and occasionally green slate are used for roofs and vertical cladding. All houses have pitched roofs, some of them steep, and there are a variety of gables, hips and half hips topped with interesting finials."*

4.5 The application property is red brick with render and timber clad with a steep pitched hip roof. Certainly the application property is a later house and along with number 39 is perhaps at odds with much of the character of the surrounding area.

4.6 The Conservation guide also advises that large rear and front gardens form the character of the area along with boundary treatment to the front of dwellings:

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"Gardens at both front and rear of houses are large by most standards, and their boundaries to public highways are marked by walls and/or privet hedges. Stone walls are always topped with a course of large coping stones. Few garden gates remain intact, but those that do are as carefully detailed as the houses to which they belong. Typical gates are of timber, with a solid panel below and some open space above filled with shaped slats or turned spindles. While some gate posts are fairly plain, most are decorated to some extent, perhaps with a ball finial, whilst a few are of carved stone and very elaborate."

4.7 The application property, as with neighbouring houses has a large rear garden. The garage to be demolished is comparable in size to the extension to be erected. Side gardens are not mentioned in the guidance, the view now from the street along the side of the house is of a flat roof modern garage (which would be demolished as part of this proposal). The single storey extension facing Pine Road is designed with a small pitch roof facing Pine Road, whilst a flat roof is to be provided to most of the extension. The side extension is set behind the front elevation by 2.3 metres. Views into the site from Pine Road would not be detrimentally impacted. The character of the large garden will remain unchanged. The Conservation guide also considers building materials that are appropriate in the Conservation Area:

"A great variety of building materials are used in Blackburn Park, and these solid, traditional materials should be used in preference to cladding, concrete, glass or plastic."

4.8 Our assessment of the site, surrounding area and proposed single storey extension has reflected advice within NPPF. The extension is subordinate to the parent dwelling, being single storey at the rear and side. The proposal

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will be finished in matching and complementary materials to the parent dwelling. There are several other examples of extensions to the side of properties along Pine Road, some are finished in brick and some are finished predominantly in glass.

4.9 The height of the proposed extension is proportionate to the parent buildings. Likewise the scale and massing of the extension is appropriate in the streetscene; it will not be noticed from the street. The alignment also is appropriate as the forward building line is not breached. The proposed materials are suitable to the parent and neighbouring properties. The submitted scheme will result in development that complements the character and local distinctiveness of the historic environment. We consider the proposed development would be appropriate to the character of the site and area, with reference to matters of scale, height, massing, alignment and materials.

4.10 The extension and alterations make efficient use of land within the existing built up area. The scheme is in accordance Manchester Planning Policy and the NPPF and is sympathetic contribution to the conservation area.

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37 Pine Road


37 Pine Road


37 Pine Road
Oakfield Road
25 feet
10 m


Rear of 37 Pine Road


Front of 37 Pine Road