



8 Pine Road, Didsbury
Manchester, M20 6UY

Proposed Extension and Alterations to Dwelling (App Ref: 143067/FH/2025)

JUNE 2025

CONTENTS

1. Introduction
2. Site and Context
3. Proposals
4. Impact on Heritage Significance
5. Conclusion

1) Introduction

The purpose of this statement is to support a Householder Planning Application, on behalf of our client Mr. Edward Brown, for the extension and alterations to the dwelling situated at number 8 Pine Road, Didsbury.

The description of works include the erection of a single storey rear extension, part conversion of the existing garage (to form a study area), a slight increase in height of the existing garage building to line through with the proposed rear extension and internal alterations to the property, including the conversion of the existing roof space and a new dormer window to the rear to create additional living accommodation.



Figure 1 - Aerial View of Application Site

We aim to ensure that the proposed works do not impact any elements of significant heritage value. Accordingly, changes to the front of the property along the Pine Road streetscape have been kept to a minimum, consisting only of the installation of two Velux windows on the roof plane and a modest increase in the height of the existing garage's flat roof.

2) Site and Context

The application property is a traditional two-storey semi-detached dwelling located within the Blackburn Park Conservation Area in Didsbury, Manchester. This conservation area is characterised by its late Victorian and early 20th-century suburban architecture, comprising predominantly red brick and rendered houses with generous plots, mature planting and architectural features such as bay windows, decorative gables and slate or tile roofs.



Figure 2 - Front Elevation - 8 Pine Road

The subject property is constructed in smooth red facing brick to the ground floor with textured render to the first floor, typical of the interwar suburban style prevalent in this part of the conservation area. The property includes a flat-roof side garage and modest private garden to the rear.

3) Proposals

Several drawings have been submitted reflecting the works associated with this application, however these have been outlined in more detail, as follows:

- Construction of a single-storey flat roof rear extension, modest in scale and subordinate to the original house, to provide an improved kitchen/living space.

The intention is to create an improved contemporary living space, common in dwellings of this size, to enhance the overall functionality, sustainability and character of the property.

- Slight increase in height to the existing garage roof to provide a consistent roof line with the new extension.

The existing garage is partly attached to the main dwelling and considerably setback from the front elevation. Whilst the garage will be retained, the intention is to increase the height of the existing flat roof construction to provide a consistent roof line with the new extension. The existing roof is in poor condition and works are necessary to upgrade and improve it to facilitate the functional use of the garage.

Furthermore, the rear section of the garage floor plan will be used as a separate study, ancillary to the main house. Access will be created from the rear, directly from the garden area so there is no internal link intended from the house, due to the existing contrasting floor levels. The garage door is to be retained to minimise visual impact from the street. Due to the position of the garage, in contrast to the street scene, these works are not considered to be of any detriment to the heritage value of the immediate area.

- Conversion of the roof space to provide additional living accommodation, including the insertion of a rear-facing dormer extension, designed to be sympathetic in scale, materiality and form to the host building.

The extent of the existing roof space creates the potential to provide extra valuable accommodation to the home. Due to the style and character of the existing property, the layout is considered to be relatively awkward and impractical, however whilst there is a desire to retain as much character as possible to the property, scope exists to introduce slight moderation from a contemporary and uplifting perspective. It is clear from existing dormer and velux windows to adjacent properties that this is not uncommon in the area and something that the Local Authority is supportive of.

- Part removal of the existing chimneys

The street scene along Pine Road is predominantly made up of traditional semi-detached properties, however there are several examples of the re-development of and upgrading to existing dwellings along the road, particularly so next door to the Application property. Within the street scenes, either side of Pine Road, there are considerable variations to the general aesthetics, materials and design features of the properties. No. 8 Pine Road comprises of two large chimneys which protrude significantly beyond the roof plain.

The removal of these chimneys is proposed on the basis that they are unsafe, no longer serve a practical function and are not particularly characteristic of the surrounding area. Their scale and prominence are uncommonly reflected in the local streetscape and it is considered that their removal will not detract from the heritage value of the property or its context.

4) Impact on Heritage Significance

The Blackburn Park Conservation Area derives its significance from its architectural cohesion, spacious plot layout and the traditional design and materials of its housing stock.

The proposals contained within this Application have been developed with careful attention to preserving the character and appearance of the conservation area in the following ways:

The rear extension is confined to the rear elevation and is of a single storey only, ensuring that it will not be visible from the public realm and will not disrupt the architectural rhythm of the street scene. Its materials and proportions have been chosen to complement the existing building, using red brickwork and matching fascias.

The garage roof increase is minor and remains subordinate in scale to the main house. As the garage sits to the side and slightly set back from the principal elevation, and given the marginal increase in height, the visual impact is minimal and respectful of the property's original form.

The garage conversion retains the external appearance of a garage to the street-facing elevation, preserving the visual integrity and rhythm of the streetscape within the conservation area.

The proposed rear dormer is modest in width and sits comfortably within the rear roof slope. It is not visible from the public highway and does not detract from the overall appearance or roofline of the building as experienced within the conservation area. The dormer will be clad in materials to match or complement the existing roof and has been designed in accordance with local planning guidance to ensure it appears as a sensitive addition.

5) Conclusion

The proposed development has been carefully designed to preserve and enhance the special character of the Blackburn Park Conservation Area. The interventions are considered minor and primarily to the rear of the property, ensuring minimal visual impact from public viewpoints. The proposed extension and alterations are respectful of the architectural style, scale and materials of the host building and its surroundings.

It is therefore considered that the proposals preserve the character and appearance of the conservation area in line with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and are consistent with relevant local and national planning policies relating to heritage assets.