

Senior Conservation Officer

No. 2 Manor Close is a semi-detached residential property which is located within the St Faiths Conservation Area. The application seeks permission for a first-floor extension over the existing garage.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The existing garage roof is of no particular architectural merit and the proposed extension above would comprise a subservient scale, being set at a height on the pitch similar to that of the opposite side dormer windows. Matching materials have also been proposed. Overall it is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

Conclusion - No objection

Condition:

Sample of the slate and brick to be submitted prior to the commencement of works

13/11/2019