

Senior Conservation Officer – Support

11/10/21

26 Manor Close is a semi-detached residential property which is located within the St Faiths Conservation Area. The application seeks permission for a replacement single storey rear extension.

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 proposed extension would feature a flat roof and be constructed of matching materials. It would replace an existing smaller extension. The flat roof design is not wholly in keeping with the traditional character of the main property however, it would not be highly visible from the public realm, within its context. Overall it is considered that the proposal would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion:

No objection.