

Pang, Mandy

From: Lucas, Amelia
Sent: 01 August 2022 15:46
To: Pang, Mandy
Subject: 403 Lower Broughton Road - 79717 (Area file 11C)

Hi Mandy

I refer to the above application for the erection of a single storey rear extension, a rear dormer extension, the insertion of an additional window at first floor level on the front elevation and for the change of use of the basement to provide further living accommodation.

The property is mid-terrace, located within a terrace of 7 which is locally listed. All of the properties which date from 1906, are of the same design. They are two storey, constructed from red brick with Tudorbethan style stud work timbering and render applied to the first floor. They have a square bay ground floor window with a recessed porch with a barley twist timber support column and all have a small boxed dormer. The significance of the terrace lies in the architectural and aesthetic characteristics of the row which were unusual at this time. The property and the terrace also falls within the Cliff Conservation Area. In the Conservation Area Appraisal the terrace which is known as Cotswold Terrace is identified as an unlisted building of architectural, archaeological and historical significance.

The NPPF recognises that all heritage assets are an irreplaceable resource and should be “conserved in a manner appropriate to their significance” so that they can be enjoyed for their contribution to the quality of life of “existing and future generations” (Para 189)

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation with greater weight given, the more important the asset.

Para 200 then continues to say that any harm to, or loss of the significance of a designated heritage asset should require “clear and convincing justification”.

Paragraph 203 relates to the effect of a proposal on a non-designated heritage asset and states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to any scale of any harm or loss and the significance.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confirms that “special attention” is to be paid to the desirability of preserving or enhancing the character and appearance of a conservation area. The meaning of “preservation” is taken to be the avoidance of harm.

I have no objections to the proposed conversion of the basement to provide additional living accommodation or for the erection of the single storey rear extension as this would be subservient to the main dwelling and would also be clearly evident that it was a new addition to the original. I am however concerned with the remaining elements of the proposal; that of the insertion of a new window on the front elevation and the erection of a rear dormer extension.

With regards to the proposed new window, the existing frontage of all properties within the terrace are the same with a uniformity and rhythm that contribute to the character of the terrace. There is concern that the inclusion of the new window would break up this rhythm and uniformity of design which would have a detrimental impact and result in harm to the significance of both the terrace and the property.

With regards to the proposed rear dormer. This would be large and it is considered would overly dominate the rear elevation of the terrace which is currently uniform in appearance. It is considered that if built, it would have a detrimental impact upon the character and aesthetic qualities of the terrace resulting in harm which would be detrimental to its significance.

It is considered that the resultant harm arising from the proposal in terms of both the additional window and the dormer, would be less than substantial in terms of the harm set out in NPPF. In accordance with paragraph 203 of the NPPF and in weighing up this application, a balanced judgement will therefore be required.

I would recommend a materials condition be attached to any permission that is granted.

I hope these comments are useful.

Kind regards

Amelia Lucas
Principal planner