

HERITAGE STATEMENT

In support of the Planning Application to:

37 Greenleach Lane, Worsley, Manchester, M28 2RX

Application ID: **PP-11507526**

Date: **22/09/2022**

A planning application has been lodged with Salford City Council on the **26th August 2022** to carry out the following works:

Proposal

Construction of a ground floor rear infill extension, new front porch and a reduction of the existing ground floor rear extension.

Location

37 Greenleach Lane, Worsley, Manchester, M28 2RX

The submission requires a Heritage Statement to accompany the application as the applicant site borders the Roe Green/Beesley Green Conservation Area – the adjacency of the applicant property to the conservation area can be seen below:



The conservation area is defined by "its arrangement of open space and housing (that) gives it the character of a village green". The applicant property, no. 37 Greenleach Lane, does not, in fact, lie within the conservation area itself. It does however border the conservation area boundary, and as such any development must consider the potential impact on the surrounding amenities of the conservation area – most notable the neighbouring properties along Kempnough Hall Road.

The site itself takes advantage of a long driveway, and is therefore set well back from the main road which is the conservation area boundary. As such, the porch works (which could ultimately be completed under permitted development rights due to being less than 3m² in total floor area) provide no visual impact to the conservation area in any way due to it's setting in relation to the front boundary of the site and therefore its proximity to the conservation area.

The rear infill extension involves works on the opposite site to the neighbouring properties along Kempnough Hall Road, and are screened by an existing 2 storey rear extension. As such, these works will have no impact at all on the conservation area or the adjacent properties as the proposed works cannot be seen from the adjacent land.

The final works involve the reduction in size of the existing ground floor rear extension, reducing the projection from 3.6m to 0.75m. This drastic reduction will have a positive impact on the adjacent properties that lie within the conservation area, reducing the visible built mass projecting out from the dwelling.

Previous application, which have involved works far more considerable than those being proposed in this application, have also been found to have negligible impact on the conservation area. Overall it's clear that the proposals will have little to no impact on the overall conservation area, including the adjacent properties that lie within the boundary of the conservation area.