

Executive Committee 7th November 2017 – Planning Report

We have been consulted on four applications since my report to the last meeting. The group did not consider that any of them raised significant issues of concern and no comments were submitted.

APP/17/01111, 1 Roslin Court, Roslin Road

Proposal: Construction of a disabled access ramp and lift to the front entrance.
A minor development raising no heritage issues.

APP/17/01153, 15 Ingestre Road

Proposal: Construction of a two storey extension to the front of the property and new porch.

This is a substantial front extension, but the property is an undistinguished modern house. Although there is a sandstone wall on the Ingestre Road frontage the extension would clearly be visible from the highway. However, given its position the development would not cause significant harm to the character of the CA.

APP/17/01037, 6 Palm Hill

Proposal: Construction of a two storey side extension to the rear of an existing two storey porch.

The house is identified in the CA Appraisal as making a positive contribution to the character of the CA. However, it is currently in a poor state of repair. The roof has previously been clad in concrete tiles and some uPVC windows have been inserted in the side elevation. The existing side porch is probably original and has accommodation on the upper floor. The proposed extension would sit behind this following the same building line and with a pitched roof, slightly lower than the existing and at a steeper pitch. The materials proposed for the extension include concrete tiles and uPVC or aluminium window frames. The extension would be partly visible from Palm Hill. The adjoining property at no.4 (also identified as making a positive contribution) has had an unsightly brick side extension added at some time in the past.

On balance it is considered that the proposal would not cause significant harm given the changes that have already been made, and the renovation of the property is much needed.

APP/17/01310 - 12 Claughton Firs

Proposal: Alteration to the roof at the rear of the property and installation of new upper floor windows and ground floor garden door also at the rear.

This is a double-fronted terraced property adjacent to Prices Lane which is identified in the CA Appraisal as making a positive contribution. The proposal, insofar as it affects the external appearance, is to make a slight change to the roof-line at the rear of the property. It would reduce the pitch of approximately the final one metre the roof in order to raise the eaves sufficiently to allow interior renovations to the upstairs rooms. It is also proposed to introduce new timber-framed double glazed windows to the rear, to match the existing.

The most significant implication of the changes to the roof would be that the existing natural slate roof covering would have to be replaced with concrete interlock tiles as the reduced pitch makes it unsuitable for slate. The adjacent property already has concrete tiles to the rear. A matching colour is proposed. These alterations would only be partly visible from Prices Lane, above the substantial sandstone boundary wall, and not at all from Claughton Firs.

Although the replacement of the original slate tiles is unfortunate the harm to the character is not considered significant.