

The application before us is in effect for amendments to an approved scheme (DM/23/0201) for the demolition of the two existing buildings within a garden area lying to the rear of 7 Silverdale Road (although part of the property of no. 5) and the construction of a substantial single storey L shaped building comprising garaging for cars plus domestic storage space. An assessment of the site and its contribution to the Conservation Area formed part of my comments on the previous application, which I have added below, so I will not repeat that here.

As you will see from those comments, the final support for the scheme in terms of the impact on the Conservation Area was very much 'on balance' and followed revisions, and a previously refused application. I had concerns at the time regarding the scale of the proposed new building, and the impact on the open and green character of the space, and the positive contribution which this makes to the Area. In light of this, the current application for an increase in height to the approved building elevation to the eastern side raises concerns in built heritage terms- in particular the increased scale of the garage appears overbearing in terms of views from the neighbouring garden to the east (9 Silverdale Road). This has an adverse impact on the perception of the rear gardens of these properties as largely open and verdant.

I note the intention to introduce some planted screening along the boundaries with no. 9, however we should not rely on screening to mitigate a scheme which would be otherwise unacceptable, particularly as this can be ephemeral in character- the Council would have no control over its retention in the longer term.

For these reasons the proposal results, in my opinion, in a degree of harm to the character and appearance of the Area, contrary to the requirements of District Plan Policy DP35. In terms of the NPPF, I would consider the harm caused to be less than substantial, and (in light of the approved scheme) at the lower end of that scale.

Emily Wade Ma MSc

Conservation Officer