

Conservation Officer (Mr Paul Grundy) comments for: 23/01115/HOU

Proposal: Creation of off street car parking space and new retaining walls

Site: 56 High Street, Desford

Date Submitted: 22/12/2023

The proposal seeks alterations to the front garden of 56 High Street to form an off-street car parking space and consists of the removal of the corner and return section of an existing 0.8m high brick/stone wall to provide access for a car and creation of a space behind a retained section of retaining wall along the front boundary. The car parking space would be flanked by stone retaining walls. Red brick and occasionally stone are most commonly used for boundary walls and means of enclosure within the Desford Conservation Area and the existing walls to the front boundary of 56 High Street follow these prevalent characteristics, making a minor positive contribution to the significance of the conservation area.

Overall, the loss of the existing brick/stone boundary wall is limited in extent with the majority of the existing front boundary wall being retained in situ thus maintaining the sense of enclosure to the street scene. The proposed car parking space would be flanked by stone walls which would reflect the prevalent characteristics of the conservation area. The proposal will therefore have a neutral visual impact and thus preserve the special interest and significance of the conservation area. Consequently, the proposal complies with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, section 16 of the National Planning Policy Framework and the statutory duty of section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.