

Heritage Statement:

The site is part of the Overcliffe Conservation Area. The Overcliffe is made up by a row of paired semi-detached houses along the street's south side.

The houses are set back from the pavement by a large front garden or forecourt, an important element in the open appearance of the road.

Most of the area is built using yellow stock brick with slate roofs.

The houses along Overcliffe which are considered key buildings in the conservation area are set out in a rhythmic sequence that despite later extensions still remains clear today. Their coherent form, style and materials are positive features, along with their pitched or hipped slate roofs. Some of the negative features of the houses in the area include the appearance and quality of the extensions, the loss of the original detailing and the loss of the front gardens & boundary walls.

The proposal is to preserve and enhance the existing buildings as much as possible, on the street elevation. The application seeks planning permission for the change of use of an un-utilised building, to the rear of 18 Overcliffe, to a vehicle repair shop.

Externally, the existing bi-folding shutter doors will be replaced by vertically opening roller shutter doors. Otherwise, no other external changes are proposed.

Internally, no major internal or structural changes are proposed. There is currently an existing inspection pit within the building, with hydraulic equipment. This has led us to believe the building was previously used as a mechanical repair shop.

Careful consideration was given to make sure the proposal has minimal impact on the existing dwellings and street scene. No external changes are proposed, other than the replacement of the external shutter with a new one.