

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/5290/P	DPCAAC	05/02/2023 20:44:21	COMMNT	<p>The importance of protecting historical rooflines in the area was a factor in seeking CA status in 1992. Pre CA mansards in Spencer Rise had introduced a 'shanty town' like appearance to this terrace's rear elevation and their equally mismatched 'flat roof tops'.</p> <p>DPCAAMS refers to roof alteration and extensions as follows: 'The Conservation Area retains its clear historic rooflines which it is important to preserve. Additional stories, fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted'.</p> <p>DPCAAC did resist them and there remained a clear run of butterfly roofs from no 49 to no 39. They formed a strikingly attractive setting for those overlooking it. However since adoption of the DPNF plan in 2020, and despite objections from DPCAAC and conflicting with DPNF plan policies D2 and D3, a mansard extension was granted at no 49. Planning permission followed for nos 41 and 42. DPCAAC regrets that given the precedents in the street it is now inevitable permission will be given for the last two butterfly roofs in this part of the street, apart from no 39, to be built over for mansard roof extensions. Notwithstanding the consistency of dormer window design in nos 45, 47 and 43 is welcomed.</p> <p>The street will then largely comprise of three storey dwellings. The loss of original two storey dwellings, which made an invaluable contribution to the wide range of house sizes in Dartmouth Park and its mixed social diversity, is regrettable. Historically many residents moved house within this area of mixed house sizes in order to accommodate their changing space requirements over their lifetime without having to move out of the neighbourhood.</p>