

APPENDIX D – Potential risks or threats report

Fulwood and Douglas Avenue Conservation Area

Article 4 (2) Direction restriction	Current situation	Implications of Article 4(2) Direction	Risks from compensation claim High/medium/low/NA
Erection, alteration or removal of a chimney on dwelling or building in curtilage.	<p>242 Hesketh Lane has two tall feature brick chimneys, one with intact chimney pots.</p> <p>244 Hesketh Lane has two smaller intact brick chimneys complete with chimney pots.</p>	<p>These chimneys should be retained</p> <p>These chimneys should be retained</p>	<p>Low – effect on value probably minimal</p> <p>Low - effect on value probably minimal</p>
Enlargement, improvement or other alteration of a dwelling	<p>242 Hesketh Lane – no extensions at present. Some UPVC at first floor level, but feature bow/bay windows on ground floor remain wooden. Wooden front door.</p> <p>244 Hesketh Lane – no extensions at present. Most windows at front have been replaced with UPVC but some ground floor windows retain leaded light detailing to upper lights. UPVC front door.</p>	Further loss of original wooden windows should be resisted. Where they have been lost, we should seek improvements in any replacements, using originals elsewhere within the area as the basis.	<p>Some loss has already occurred reducing the risk from further changes. Effect on value minimal.</p> <p>Low due to changes already undertaken.</p>
Alteration of dwelling roof	242 Hesketh Lane has an original 'rosemary red' tile roof.	Original roof coverings should be retained.	Low to medium.

Article 4 (2) Direction restriction	Current situation	Implications of Article 4(2) Direction	Risks from compensation claim High/medium/low/NA
	244 Hesketh Lane has an original slate roof.	Original roof coverings should be retained.	Low to medium.
Erection/construction of a porch outside any external door	<p>242 Hesketh Lane has an original flat-roofed porch to the side elevation entrance to the property. No porch to the front entrance.</p> <p>244 Hesketh Lane has an original porch to the front elevation.</p>	<p>Addition of a porch would not be ruled out, providing the design was sympathetic.</p> <p>244 has an existing porch, therefore this shouldn't be too much of an issue.</p>	<p>Low</p> <p>Low – already has a porch</p>
Provision within curtilage of a building, enclosure, swimming or other pool incidental to the enjoyment of the dwelling or required for the maintenance, improvement or alteration of building or enclosure	<p>242 Hesketh Lane currently has a modest garage set to the side/rear of the property.</p> <p>244 Hesketh Lane has a number of small wooden outbuildings.</p>	Provision of subservient buildings not ruled out – dependent on location and scale.	Low – unlikely to be an issue as Article 4 controls works on frontage.
Creation of hard surfaces within the curtilage of a house incidental to its enjoyment	242 Hesketh Lane has a substantial paved area to the front and side of the property sufficient for several cars screened by a front hedge and garden border which acts as a landscaping buffer.	Both properties have a substantial amount of hard standing – sufficient for providing off-road parking for a family, taking into consideration the size of the properties. Would resist further loss of garden areas which provide some degree of a garden setting.	Low – both properties already have substantial drives.

Article 4 (2) Direction restriction	Current situation	Implications of Article 4(2) Direction	Risks from compensation claim High/medium/low/NA
	244 Hesketh Lane has a block paved driveway to the front and side of the property, sufficient for 2 cars.		Low – both properties already have substantial drives.
Installation, alteration or replacement of satellite antenna on house or curtilage	242 Hesketh Lane – none in evidence on front or side elevations. 244 Hesketh Lane - none in evidence on front or side elevations.	Restrictions already exist via Planning on front elevations in Conservation Areas	NA
Erection or demolition of gates, fences, walls or other means of enclosure within the curtilage	242 Hesketh Lane – Hedge to front boundary. 244 Hesketh Lane – front boundary partially fenced with wide opening for vehicle access	Encourage retention of front hedge. Existing concrete and wood panel fence a negative feature. Would encourage replacement with hedging or simple low wood panel fence.	Low
Painting of a dwelling or building or enclosure within the curtilage	The exterior roughcast of both properties has been painted white/off white – an appropriate colour.	Encourage retention of existing colour palette.	Low

Junction Lane Conservation Area

Article 4 (2) Direction restriction	Current situation	Implications of Article 4(2) Direction	Risks from compensation claim High/medium/low/NA
Creation of hard surfaces within the curtilage of a house incidental to its enjoyment	Both 1a and 1b Junction Lane have a paved area to the front and side of the property sufficient for approx. 2 cars. No.1b also has a garage.	Both properties have a substantial amount of hard standing – sufficient for providing off-road parking for a family, taking into consideration the size of the properties. We would resist further loss of garden areas which provide some degree of a garden setting.	Low
Erection or demolition wall, gates or fences, or other means of enclosure within the curtilage	Surviving garden wall feature – this is the remaining evidence of the large pleasure gardens which originally belonged to no.1 Junction Lane.	This wall with balustrade feature should be retained.	Low – minimal effect on value