Proposed works:	Significance of the historic fabric/area that will be affected	The impact of the proposed works on the historic fabric/area
Conservation roof windows on southern and western elevations.	The southern elevation is on the rear of the property and therefore not visible from the road. There is currently a small roof light in place. The western elevation faces up hill. The proposed roof window will be flush fitting and of conservation type, with a central glazing bar.	None The roof window may be visible to pedestrians when adjacent to the property. The roof window will not be seen from the upper end of Holker Road due to the proximity of large dwellings and the lie of the land.
PVCu French window (1.50m wide) on southern elevation	The proposed new door opening replaces an existing PVCu fixed window opening. The use of PVCu matches that of the existing dwelling.	None. The alteration is on the rear elevations and cannot be seen from the public highway.
Like for like repairs to fascia/barge boards.	None. The post repair decorations will match the existing.	None.
Electricity meter cupboard on the southern elevation.	There is an existing white PVCu gas meter cupboard adjacent to the front door. It is proposed to fit the new cupboard adjacent to the gas meter.	The meter cupboard will be located at low level and cannot be seen easily from Holker Road unless one is standing by the driveway entrance.
1.80m high panel fence and pedestrian gate.	The privacy panel/gate is located on the rear corner of the dwelling and will provide much needed security to the rear. The area is currently open.	The panel fence will be stained in a dark brown colour so as to blend into the dark rear landscape. The proposed fence cannot be seen easily from Holker Road unless one is standing by the driveway entrance.
Improved parking area	The existing parking area is very restrictive and the proposal is to widen this space to facilitate easy vehicular access to Holker Road. The bed rock sub base will be carefully graded to reduce the slope and surfaced with tarmacadum. The western (lhs) retaining wall will be repaired/reinstated in matching random limestone	The impact will be very limited and will greatly enhance on the Holker Road street scene by tidying-up a dilapidated parking area and walling.

	walling. The existing new eastern (rhs) retaining wall will also be constructed in matching random limestone to the height of the front garden. The retaining wall abutting Holker Road will be trimmed and reconstructed in matching materials, finish and height.	
Reposition an existing random limestone retaining wall at rear of property	The existing retaining wall is in poor condition and will need to be reconstructed for safety reasons. The walls new location will give much needed access space around the dwelling.	None. The wall will not be seen from Holker Road.