

Planning Conservation & Design Consultation

Consultation on Application Number: 2013/90686

Address: 43, St. Helens Gate, Almondbury, Huddersfield, HD4 6SD

Proposal: Erection of extensions (within a Conservation Area) Proposed extension to front and rear of dwelling.

DC Officer: Julia Steadman

Conservation & Design Officer: Anna Blaxall

Recommendation:

It is considered that this application satisfies the relevant UDP and NPPF policies and therefore can be supported by the Conservation & Design Team

Relevant Policies/Guidance

BE1 – Design principles

BE5 – Preservation/enhancement of conservation areas.

BE11 – Materials

BE13 – Extensions to dwellings (design principles)

NPPF

- Core Planning Principles (Paragraph 17: high quality design, recognising character, reusing buildings and conserving heritage assets)
- Requiring Good Design (section 7: respond to local character and promote sustainability)
- Conserving and Enhancing the Historic Environment (section 12: heritage assets are irreplaceable, sustain and enhance significance and make positive contributions to character and distinctiveness)

Assessment of significance

43 St Helens Gate is a detached dwelling that has a two storey side extension. The property is also situated within the Almondbury Conservation Area.

Impact assessment

This application is seeking consent for extensions to the front, rear and side of this property, which will essentially remodel the appearance of the existing dwelling.

It is considered that the appearance and design of the existing dwelling is not typical of the Almondbury character and the existing flat roof, two storey, side extension is a fairly detractive feature. It is therefore considered that whilst the new extensions proposed are fairly large in scale, the overall design of the remodelled dwelling would be considered as an enhancement to the in the context of this section of the conservation area.