

Planning Conservation & Design Consultation

Consultation on Application Number: 2013/91155

Address: 21, Back Lane, Holmfirth, HD9 1HG

Proposal: Erection of porch and extension of balcony above (within a Conservation Area)

DC Officer: William Simcock

Conservation & Design Officer: Anna Blaxall

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)

Impact assessment

This application is seeking consent for the erection of a porch and extension of balcony above.

It is considered that the principle of the erection of a replacement porch with balcony over, as proposed can be supported by Conservation & Design, however, there would be concerns with the balcony element should additional screening/privacy screening be required, as this is likely to result in a design which would look awkward in the context with the host dwelling.