Planning Conservation & Design Consultation

Consultation on Application Number: 2017/90262
Address: 9, Marsh Lane, Shepley, Huddersfield, HD8 8AE
Proposal: Erection of single storey side and front extension (within a Conservation Area)
DC Officer: Katie Wilson

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
The property which this application is concerned with is a split level dwellinghouse sited within the Shepley Conservation Area, therefore the proposal needs to be considered in the context of the policies and guidance set out below.

BE1 – Design principles
BE2 – Quality of design
BE5 – Conservation Areas
BE11 – Materials
BE13 – Extensions to dwellings

NPPF: Paragraph 17 (Core Planning Principles)
NPPF: Section 7 (Requiring good design)
NPPF: Section 12 (Conserving and Enhancing the Historic Environment)
Planning (Listed Buildings and Conservation Areas) Act 1990
PPS5 Planning for the Historic Environment: Historic Environment Planning

Impact assessment
This application is seeking Planning Permission for the erection of single storey side and front extension

In providing comments on an application which affects a Conservation Area Conservation & Design has regard Section 72 of the Planning (Listed Building & Conservation Areas) Act 1990 which sets out that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Consideration also needs to be given to the relevant UDP policies mentioned above and guidance contained within Chapters 7 & 12 of the National Planning Policy Framework (NPPF).

The existing dwelling is not of any architectural merit but equally does not detract from the overall character of the street scene nor the special character and appearance of the Shepley Conservation Area. It is proposed to alter the roof design of the existing flat roof projecting bay on the front elevation to a pitched roof and to erect as small scale entrance lobby.

Conservation & Design consider that by virtue of their design, size, scale and proposed material palette the proposed works will respect the architectural qualities of the immediate context and therefore will contribute to the preservation of Conservation Area's character.

Conclusion
Taking account of the above, Conservation & Design therefore advise that the application complies with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, UDP policies BE1, BE2, BE5, BE11, BE13 and guidance provided in the Chapters 7 & 12 of the NPPF, particularly paragraphs 131,132, & 137. As such this application can be supported by the Conservation & Design Team.