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STATEMENT OF SIGNIFICANCE

LAND ADJACENT TO HILLCREST, WHITEGATE ROAD, HONLEY

DETAILED APPLICATION FOR 1 NO DWELLING (RESUBMISSION OF APPLICATION 2014/62/9380/W)

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C O N T E N T S

1.0 INTRODUCTION AND PURPOSE OF STATEMENT

2.0 STATUS OF PROPERTY

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1.0 INTRODUCTION

This statement is provided in respect of the significance of the subject site which falls within a Conservation Area for which planning permission and is sought for residential development (1 No dwelling).

The purpose of this document is to provide a statement on the site in the context of the potential impact of the proposed development on the Conservation Area and any Heritage Assets. The statement provides objective opinions on the visual aspects of the site, proposal and setting.

The report is produced in the context of the National Planning Policy Framework which states:-

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance." (TPC underlining)

This report is also produced in the context of Planning Practice Guidance 'Conserving and Enhancing the Historic Environment'.

The advice states:-

"Conservation is an active process of maintenance and managing change".

This report, therefore, considers the impact of the proposal on the Conservation Area. It will be noted that no Listed Buildings are directly adjoining the site.

It is considered that the proposed subject development, which involves the construction of a property which is 'underground' together with the proposed ecological / landscape enhancement within the existing domestic curtilage of the host dwelling, will not lead to harm to the significance of the designated assets for the reasons that will be set out. Indeed it is considered that the proposal will benefit the character and appearance of the area.

2.0 STATUS OF PROPERTY

The subject site is located within the defined Honley Conservation Area, however, it is noted that there is no Conservation Area appraisal or informal guidance on the defined area.

3.0 ASSESSMENT

This proposal will result in the development of the site for residential purposes, specifically 1 No essentially underground house. The land currently forms domesticated garden land. As part of the proposal the character of the land will be changed from essentially domestic curtilage to a more natural state through ecological / landscape planting.

It is recognised that a previous appeal on the site was dismissed however, the character of the land as currently exists (domestic) is very different from its previous condition at the time of that decision.

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4.0 SUMMARY

It is considered that the development of the subject site in a manner which is sensitive to the site, its setting and its juxtaposition with properties around, including reflecting the form and grain of the settlement and landscaping details will enhance the character and appearance of the settlement. It is considered that the development will not give rise to its use of harm to the Conservation Area in visual terms.

It can be reasonably concluded that subject to fully addressing design issues the proposal will not give rise to issues of harm to any heritage asset or key feature.