HERITAGE STATEMENT

SITE: 37 NEW STREET, GOLCAR, HUDDERSFIELD, HD7 4DZ

PLANNING APPLICATION: TWO STOREY SIDE EXTENSION

This is a Heritage Statement for the erection of a two storey extension to the side of the property. The extension will link to the gable end of the main dwelling with open access to the underside of the proposed plan to the properties rear garden.

As part of the proposals, regard has been paid to the likely impact upon the surrounding area in terms of appearance to the street scene and impact on neighbours amenities etc. 37 New Street is a semi-detached dwelling located at the end of a small street compromising of 3 properties on the outskirts of the Golcar conservation area. The property was constructed in the late 1990's by Britannia Homes. The property is built from artificial stone, and the pitched roof is surfaced in concrete tiles. The windows and doors are white upvc as also is the guttering and waste pipes.

The proposals are to construct a two storey elevated extension to the gable end of the existing property. The extension will be 3.1m wide by 7.7m long. The extension will be constructed externally in artificial stone to match that of the existing property. The roof will also be surfaced in concrete tiles to match those on the existing roof. Guttering and windows will be white upvc to match that of the existing.

The property and surrounding modern properties have no historical interest and do not positively contribute to the conservation area. Other properties on this residential street have already had extensions permitted and built.

As the plans show, there will be no effect on any other surrounding properties or amenities, by way of our proposals. There are no access or parking implications for our proposals. The proposed works will not affect the existing conservation area setting and does not protrude beyond the properties garden/domestic curtilage.