

Consultation Response from KC, Conservation and Design
2020/90152 3, West Avenue, Lindley, Huddersfield, HD3 3LR
Erection of two storey rear, single storey side and single storey front extensions (within a Conservation Area)
Date Responded: 6.2.20
Responding Officer: Sue Oakley
Responding Ref:

I have considered this proposal for extensions to the front, side and rear of this property. 3 West Avenue is an unlisted detached house located within the Edgerton Conservation Area, and was constructed in the mid-20th century along with the other properties on West Avenue. A large extension has been constructed onto the rear of the property, with the façade retaining its historic character.

The single storey front extension is the only proposal which will affect the character of the principal elevation and this is modest in scale, extending the width of the existing single storey entrance and covering a blank area of wall. The other proposed extensions are to the side and rear of the building. The two storey rear extension is set below the ridge height of the main building and the single storey orangery is constructed onto a later extension where historic detailing such as the two storey bay window will not be obscured.

The applicant proposes natural stone walling and stone slate roof to match the existing, with steel and uPVC windows to match the existing, along with composite doors.

In terms of the scale, design and materials of the proposed extensions I do not consider that this proposal harms the character of the conservation area and in line with LP35 the elements of the building which contribute to the significance of the conservation area are conserved. Therefore I have no objections to this proposal.

If this proposal is considered acceptable, external material samples should be submitted for approval.