

## Heritage Statement

Planning Application: 2020/90774

Creation of window in an existing property within the Shelley Conservation Area

Dene Hollow, 20 Cliffe Road, Shepley, Huddersfield, HD8 8DF

March 2020

### **Location**

The site is situated in the village of Shepley. It is a detached property in its own grounds.



The Site is located in Shelley Conservation Area. It is not situated in Green Belt land. The property is not listed. It is not situated in an area of high landscape value.

### **Description of Proposals**

The applicant would like to create a window in the gable end of the property which is on Cliffe Road. The window will be a maximum of 1200mm (h) x 900mm (w) finished with a uPVC sash window to match those in the rest of the property. The window will be at a similar level to the existing windows on the front and rear elevation of the property.

## Assessment of Significance

### *About the Conservation Area*

There is no appraisal available for this conservation area. It comprises of Lane Head Road, Marsh Lane, Cliffe Road and Station Road and the buildings around and between these roads.

### *Character of the conservation area*

The site sits within the Conservation area as it is bounded by Lane Head Road, Marsh Lane and Cliffe Road. The buildings on Cliffe Road are generally stone built of different designs, ages and scales. The buildings on Lane Head Road are Victorian stone built dwellings with decorative fronts..

### *Description of features of the building*

It is a detached house constructed around 1890 from stone.

## Assessment of Impact on Significance



### *Assessment of the impact the proposal will have upon the Conservation Area*

The window will be visible from Cliffe Road. However, its design and scale means that it will not have an impact on Conservation Area and will be in keeping with the rest of the property.

### *Will the proposal harm, enhance or preserve the significance of the heritage asset?*

The proposals will have no effect on the Conservation Area.

## Justification of Works

### *Demonstrate why the works are required*

The Applicant wishes to construct a new window on the gable end of the property to encompass the view over the opposite field (please see photo below). Whilst at the same time benefitting from natural light and heat as the window will face South West, therefore reducing the environmental impact by using less heating and lighting utilities.



### *Are there alternatives that would cause less or no harm?*

The Applicant believes there aren't any alternatives and that the size and design of the window is in keeping with the rest of the property.

The window does not overlook any other property and therefore will not impact on properties in the immediate area.