

April 2020

PLANNING,
HERITAGE
STATEMENT

OUTLINE PLANNING APPLICATION FOR
SINGLE DETACHED DWELLING AT LAND OFF
COWRAKES ROAD, LINDLEY, HUDDERSFIELD

Ref: 2648

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SECTION 1:INTRODUCTION

- 1.1 This Statement has been prepared to support an outline planning application for a single dwelling on land off Cowrakes Road, Lindley, Huddersfield.
- 1.2 The planning application was submitted, after which the Council have requested a Heritage Impact Assessment due to the proximity of the proposed development to the terrace of buildings at 58-64 Cowrakes Road which are listed.

SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DISCRIPTION.

- 2.1 The application site is approximately 370 sq m and accommodates a line of 4 no. garages, with access via a 30m unallocated track that runs to the site from Cowrakes Road.
- 2.2 The site is 700m walking distance from the centre of Lindley, and is well served by public transport with the 370 and 371 buses providing a frequent service running along Cowrakes Road that provides links with Huddersfield Town Centre.
- 2.3 The site is unallocated in the Kirklees Local Plan. The site is adjacent to a larger site that secured outline permission (2018/90123) for residential development in March 2018, and then secured reserved matters permission (2019/93283) for 7 dwellings in December 2019. Development has now started on that site.
- 2.4 Immediately adjacent to this site, to the west, is a terrace of 6 stone-built dwellings that run in an east/westerly direction. The line of dwelling face south away from the proposed development.
- 2.5 To the rear of the site is a terrace of 4 dwellings at 58 – 64 Cowrakes Road, which are grade II listed. The listing for this group of buildings states:

“COWRAKES ROAD 1. 5113 (North Side) Nos 58 to 64 (even) SE 1018 20/404 II 2. C18 or early C19. Symmetrical, with Nos 60 and 62 breaking forward. Hammer-dressed stone, part rendered. Pitched stone slate. Coped gables on cut kneelers. 2 storeys. Band. Raised quoins. No 58's windows altered, but in contemporary openings. No 60 has one 3-light stone mullioned window (one light blocked) and one casement on 1st floor. One 4-light stone mullioned window (2 mullions removed) on ground floor. No 62 is identical. No 64 has modern windows in contemporary openings.”

SECTION 3: IMPACT ON HERITAGE ASSETT

- 3.1 The proposed development will sit to the front (south) of the listed buildings. Currently a row of garages screens the terrace of listed buildings from the south. Some of the garages are redundant and have fallen into disrepair and have become overgrown with shrubs and vegetation. The site is unkempt with areas of it being overgrown with shrubs and weeds.
- 3.2 Currently the listed buildings overlook the blank rear elevation of the garages. The proposed development will see the demolition of the garages, with the indicative layout for the site showing a detached dwelling and garage further from the row of listed buildings.
- 3.3 The proposed development will see space around the listed buildings opened up, allowing the listed buildings to be more visible from the south.
- 3.4 The proposed development will not impact upon the curtilage of the listed buildings, but will improve the outlook from the listed buildings and from their gardens to the front. The proposed development will remove the unsightly garages and replace them with a modern dwelling, that will be in keeping with the character of the area, that will be well maintained, with a maintained garden.

SECTION 4: CONCLUSION

- 5.1 The proposed development will not have a detrimental impact upon the character or the setting of the Listed Buildings.