

Consultation Response from KC, Conservation and Design**2020/93591 2, Ponyfield Close, Birkby, Huddersfield, HD2 2BF****Erection of two storey rear extension and rear dormer and raise roof of dwelling and garage (within a Conservation Area)****Date Responded: 26/11/20****Responding Officer: Craig McHugh****Responding Ref: Birkby**

There are no concerns about the proposed alterations to the front elevation and garage including raising the ridge height and alteration the form of the roof, as noted by the applicant the building is of lesser stature in the streetscene than adjacent buildings. The depth and scale of the proposed extension to the rear would not be subservient to the original building, would leave it with greatly reduced garden space and would therefore not comply with Policy LP24 of the Local Plan. It would create an extensive and largely featureless side elevation to Pony Field Close which would be visible on the approach up Birkby Hall Road too. This would cause some slight harm to the character and appearance of the Birkby Conservation Area.

The depth of the extension should be reduced, it should be set down from the main roof and in from the existing side elevations. A bay window might be added to proposed new dining room to provide some relief to the east side elevation.