

Consultation Response from KC, Conservation and Design
2020/93839 Moss View, Cinder Hills Road, Holmfirth, HD9 1EE
Change of use of land to extend domestic curtilage and erection of shed (within a Conservation Area)
Date Responded: 8.1.21
Responding Officer: Sue Oakley
Responding Ref:

The proposal site is an area of green space within the Underbank Conservation Area, located on land to the rear of the Grade II listed 21 and 23 Cinder Hills Road and at a higher level than the listed cottages.

I have no objections to the change of use of the land itself as this in itself would not harm the significance of the conservation area or setting of the listed buildings, although I have slight concerns about this open space within this semi-rural conservation area becoming overly domesticated. As the land is located to the rear of Moss View, domestic structures such as sheds would be classed as permitted development and could potentially result in clutter within this open space.

The application includes the erection of a shed (retrospectively) sited towards the south west corner of the site, against the southern boundary near the rear of the listed cottages. As the land is at a higher level to the cottages the structure is in line with their first-floor rear windows. However, the view of the cottages from the east is minimal due to the topography, with only their first-floor windows and roof being visible. Therefore, the shed is barely visible in context with the rear of the cottages from Stake Bank Road and not visible in context with their facades on Cinderhills Road. The construction of a shed on this site does not affect the ability to appreciate the listed buildings and is therefore considered to be acceptable.

The shed would have a slight impact on the character and significance of the conservation area, although this is negligible as public views of this area of the land are predominantly limited to Stake Lane Bank 300m to the east and the sports pitches and recreation ground directly to the east of the site. The shed is set behind a stone boundary wall and an existing derelict brick structure when viewed from this direction and this reduces its visibility from these aspects. In addition, it is a temporary structure.

Policy LP35 requires proposals within conservation area to conserve those elements which contribute to their significance. In this case this open space contributes slightly to the semi-rural character of the conservation area although the level of significance is low. The addition of a small temporary structure set against the southern boundary, near the corner of the site, is not considered to make a great impact. As there is a slight impact, this harm needs to be weighed up against the public benefits of the proposal, and in this case I would consider a small structure for the storage of garden equipment for the maintenance of the land to outweigh the slight harm.