

Consultation Response from KC, Conservation and Design
2021/90350 153, West End, Netherthong, Holmfirth, HD9 3EJ
Erection of single storey side extension to dwelling and extension to detached garage to form garden room (within a Conservation Area)
Date Responded: 4.3.21
Responding Officer: Sue Oakley
Responding Ref:

153 West End is an unlisted detached house which appears to date to the 19th century and is located within the Netherthong/ Deanhouse Conservation Area. The garage at the southern end of the site is partially outside the conservation area boundary. Adjacent to the boundary of this site are the Grade II listed 149 Town Gate, 155 Town Gate and All Saints Church.

The applicant proposes to construct a single storey side extension to the house along with an extension to the detached garage.

The proposed materials of the house extension are natural stone to match the existing, a flat roof with parapet walls, a lantern roof light and timber framed windows. This flat roofed extension is subservient to the host building, constructed in natural stone to match the existing, and is set some distance from the surrounding listed buildings. This proposal is not considered to harm the character of the conservation area.

The proposed materials of the garage extension are natural stone and artificial stone tiles to match the existing, uPVC windows and glazed timber door. As the garage is located at the southern boundary of the site and the proposed materials match the existing, this proposal is not considered to harm the setting of the listed buildings or significance of the conservation area.

Parapet details should be carefully designed to ensure high quality detailing and these details should be submitted for approval as this is unclear from the drawings.

A condition should also be applied which requires external material samples to be submitted for approval along with a sample panel of the stonework.