Consultation Response from KC, Conservation and Design		
2021/92362 2B, Dingley Road, Edgerton, Huddersfield, HD3 3AY		
Erection of first floor extension to front and associated alterations (within a Conservation Area)		
Date Responded: 17.08.21	**Responding Officer: NG**	**Responding Ref:**

Context:

The site comprises an early C21st detached house located within the Egerton Conservation Area. The dwelling which is understood to have been built around 2000 is of no architectural or historic interest. The character of the Conservation Area is predominantly that of a leafy Victorian residential area, with large, detached buildings set in generous grounds. The mature trees, shrubs and hedges in the private gardens, partially screen the buildings.

The development of the dwelling partially conforms to the characteristics of the designated area by retaining a strong boundary hedge punctured only by a single access which serves the cluster of modern dwellings. The cluster of modern dwellings which include 2b Dingley Road make a negligible contribution to the character and appearance of the designated conservation area. The adjacent property at 2a Dingley Road has an existing, two-storey extension, similar to that currently proposed at 2b, which creates a rather imposing boundary wall to the west flank of no. 2 Dingle Road, which is located at a lower level.

The proposal

The proposal is to vertically extend the existing south-facing addition, which accommodates the garage, to create additional accommodation. The addition would become a dominant feature of the dwelling but would continue to be screened by the hedge row and would have a limited/negligible impact on the streetscape. The form of the proposed extension would reflect the first-floor addition at 2a Dingley Road. The visual impact of the scale of the proposed addition at 2b Dingley would be partially tempered by the asymmetric form of the roof which result in lower eaves and east-facing wall.

The development would have no direct impact on any individual designated or non-designated heritage asset and would avoid any imposition on the important boundary features of the conservation area. The proposed development would not diminish the character and appearance of the designated conservation area.

Consequently, the proposal is considered to meet the requirements of S.72 of the Planning (LB&CA) Act 1990, as well as NPPF paragraph 199 and Local Plan Policy LP35, as it would not result in any harm to the significance of the designated heritage asset (the conservation area), nor would it result in the loss of any trees or boundary hedge features.

Therefore, there is **no objection** to this proposal in terms of the impact on the components or character of the historic environment.