Heritage Statement

Single storey conservatory, rear of 109 Annie Smith Way, Birkby, HD2 2GB

The site is within the Birkby conservation area.

Kirklees Council's records relating to heritage assets in the area have been examined, as have been the policies relating to development in Conservation areas.

The application relates to an attached house within a late 20th century housing development The conservation area includes a mix of properties in terms of their age, size and construction materials.

The property is adjoined to all sides by existing residential properties.

The proposal is to erect a single storey conservatory to the rear of the property. The siting, size, scale and materials of construction are complimentary to the existing dwelling.

All existing screening to the sites boundaries will be retained, the amenity of existing adjoining resident's will not be affected by the proposal.

The size and scale of the extension is clearly subservient to the existing dwelling.

The design takes into account matters such as;

- Significance of nearby assets and contribution to their setting
- The general character of local buildings, spaces and landscaping
- The diversity or uniformity in style, construction, materials
- Views into and out of the site

The proposed development will not dominate the original asset or its setting in either scale, materials, or its siting.

It is our view that the extension proposed will have no adverse effect on the heritage asset, or on the amenity of existing adjoining properties, and that the proposal is in accord with the policies included in the Councils development plan and advice contained in NPPF.