

**Consultation Response from KC,  
Conservation and Design****2021/93621 Land off, Fullwood Drive, Golcar, Huddersfield, HD7 4JH****Erection of 12 dwellings and associated works (Within a Conservation Area)****Date Responded: 28.03.2023****Responding Officer: Sebastian Pickles****Responding Ref:**

The application site relates to the housing allocation HS153 of the Local Plan. The site is located within the Golcar Conservation Area.

The site benefits from outline planning permission and the principle of residential development was confirmed under the housing allocation.

Previous comments raised concerns regarding the proposed design of the proposed dwellings and landscaping treatments for the site.

The amended plans have made positive changes to the overall design however, we do still have some concerns. While the overall form of the buildings is reasonable, the dwellings are lacking in architectural details. Conservation and Design consider details such as stone corbel gutter hangers should be included in the design. It could also be appropriate to include modest stone kneelers, which would add some additional architectural detail to roof lines.

We are also unconvinced by the details of the proposed windows and doors, which are only shown on the proposed elevation plans.

We consider that the windows and doors should be constructed in timber. We also consider that a more traditional door design should be incorporated. We are of the view that the garage doors should be constructed in timber and be centrally opening and would provide an improved visual appearance.

We also consider that the windows should be conditioned to be set back from the reveal by a minimum of 50mm, so as to ensure this gives some depth to the elevation.

The detail for proposed materials, especially the proposed stone is insufficient and should be conditioned for samples to be provided for approval. In consideration of the proposed construction of the dwellings, we would also for the stone to be constructed in regular courses and for all pointing to sit flush with the face of the stonework. We are also not convinced by the use of interlocking tiles as these do not reflect the character of the area.

There is limited detail submitted for the landscaping of the site. There is some limited detail provided for the layout of the site. On the submitted details on the site plan, there is a large use of closed-boarded/hit-and-miss fencing proposed. Fencing is proposed to run to the entire perimeter of the site.

We are not supportive of such substantial use of fencing. The fencing will be highly visible from several site lines including from the north off Small Lane, from the west off Fullwood Drive and clearly off Brook Lane.

We consider that the use of timber fencing needs to be substantially reduced. The main perimeter boundary should make no use of timber fencing. To the northern boundary, it would be more appropriate for drystone walling to be used and this would be constructed to a height of 1.5 – 1.7 metres. To the southern boundary, we consider that it would be more appropriate to make use of native hedge planting to form the boundary of the site. This would be an enhancement to the site and also provide some form of natural buffering to the built form.

We consider that the use of fencing to the eastern and western boundaries also needs amending to be either natural hedging, drystone wall or a mix of the two.

We also note it is intended to use dividing fencing with the site to divide the driveways of the plots. We consider this should be omitted from the plans or amended to make use of low-level natural planting.

As set out while accepting the general principle of the layout and form of the dwellings, further amendments required, which are required in order to satisfy Policies LP24, LP35 and Policy 66(1) and 72 (1) of the Planning (Listed Building and Conservation Areas) Act.