

CLIENT:

Mr R Hawkins

TITLE:

Planning & Heritage Statement

PROJECT:

Erection of 1 ½ storey side extension, front porch and replacement raised terrace area to rear



DATE:

13.03.2023

REF:

160-22-R1

LOCATION:

**63 West End Road
Golcar
Huddersfield
W. Yorkshire
HD7 4JF**

Company No. 11767012

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Design

Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Householder Planning Application for the erection of a 1 ½ storey side extension, front porch and replacement raised terrace to rear of property at 63 West End Road, Golcar, Huddersfield.

Context

- The site is situated within the curtilage of the Golcar Conservation Area and therefore Kirklees planning policy guidance on conservations areas has been consulted and designed accordingly.
- The existing site covers 0.0226 hectares.
- Access to the property is served off Victoria Lane onto West End Road. The property is semi detached with a single storey garage to the west elevation flanked by existing hedges and coniferous tree's and is set at a lower level than West End Lane.

Amount and Appearance

- 63 West End Road, Golcar in a semi-detached family dwelling with gardens, set in the small side valley on the northern side of the Colne Valley. The property enjoys substantial views from the rear over the woods and fields and into the main Colne Valley.
- The existing walls are constructed of artificial stone and rendering with dormers to both the front and rear white uPVC shiplap cladding. The attached single flat roofed garage to the side of the property will be demolished to allow construction of the proposed side extension. This garage currently doesn't serve its purpose due to the very steep incline from West End Road and a double garage is situated on the opposite side of the road for No.63.
- Whilst the existing dwelling is of no particular architectural merit or special character, its inclusion within the Golcar conservation area is noted.
- The extensions and raised terrace have been designed to have little impact on the existing streetscene and Conservation Area due to the orientation of the proposed extension which has been stepped back from the original frontage and built with materials to match the existing.

POLICY LP35: Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development.



- The extension and alterations have been designed to harmoniously fit into the existing site and have adopted a similar architectural style and scale as the existing surrounding properties in order to preserve the characteristics.
- The proposal outlined in this application aims to meet all of the points in relation to policy LP35 of the Kirklees UDP:

“Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:”

b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;

- The material palette used for the proposal has been selected to match that of the existing, neighbouring properties and the conservation area as a whole and therefore complies with policy LP24 of the Kirklees UDP.
- In conclusion, the proposal will not be detrimental to the conservation area and will actually enhance some aspects of the current site which are under-utilised. The scheme will provide an attractive addition to the conservation area without detracting from the surrounding street scene.

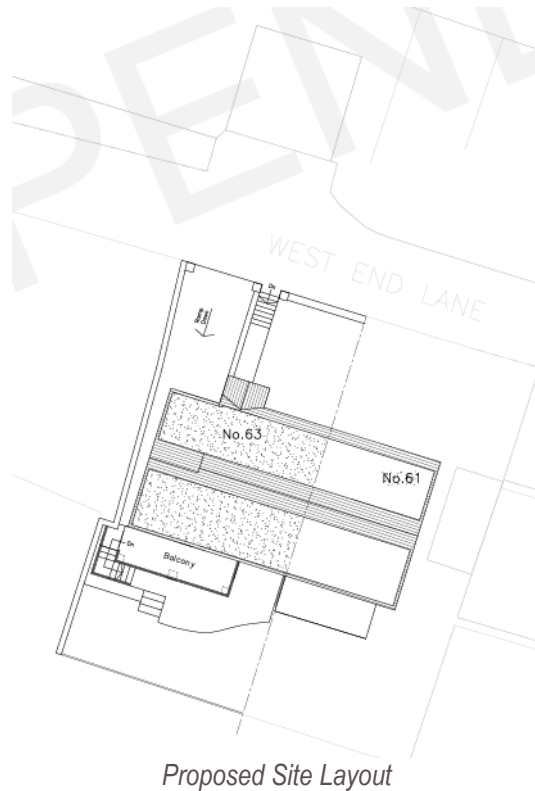


Proposed Front Elevation



Layout

- The position of the proposed extension will be situated where the existing redundant flat roofed garage to the side of the property is located. The existing timber terrace is in need of repair and therefore a replacement terrace structure to the rear is proposed to make the most of the woodland views. A small porch is proposed to the front to be constructed in the same stone and roof materials as the existing. Due to the topography of the site the ground floor is barely visible from the roadside, and no residential properties across West End Road facing the property.



Scale

- The proposals do not add any additional scale or massing to the dwelling.

Access

- Access to the property will remain unaffected by the proposals.

Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

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