

HERITAGE IMPACT ASSESSMENT

location 46 Pennine View, Linthwaite, Huddersfield, HD7 5SD.
application Erection of Single Storey Rear Extension.
client/applicant Mr D Benson & Miss K Dixon
job number 23/861
date July 2023

Ltd
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- The application seeks planning approval for a modest single storey rear extension to the subject property.
- The site is located within the Linthwaite Conservation Area.
- The property is not the traditional type of property one would expect to find within a conservations area. The age, style, design and materials offer no positive contribution to this conservation area.
- The existing dwelling is a 2 storey semi-detached dwelling. Similar to many others on the surrounding Cul-de-sacs. Set back from the highway with a drive, parking and a front garden with an irregular shaped back garden.
- The property is one of a number on similar properties on this development. The property is constructed of facing brickwork, canterbury spar type render with a concrete roof covering. The windows and doors are white Upvc.
- The proposed extension is sited to the rear, potentially a permitted development extension, even within the conservation area.
- It's important to note the proposed extension does not project beyond the boundaries of the property and has a solid masonry wall (no openings) on the side elevation adjacent to the boundary.
- The proposed extension is to be constructed from facing brickwork (to replicate existing).
- The application does not impact any landscaping treatments.
- The design utilises the same or similar materials to remain in keeping with the existing property.
- There is no significant impact caused upon the Linthwaite Conservation Area and therefore the proposals comply with Policy LP35 of the Kirklees Local Plan.