

PLANNING STATEMENT

incorporating

Design and Access and Heritage Statement

Proposed Erection of Canopy Over Side Door and Erection of Garage and
Gym/Office

at

145, Church Street, Netherthong

Holmfirth HD9 3EA.

1.0 INTRODUCTION

- 1.1 Planning permission and listed building consent are sought for additions at 145, Church Street, a newly built 3-storey stone dwelling.
- 1.2 The dwelling abuts 143, Church Street (Previously 141A) a Grade II listed weavers' cottage.
- 1.3 Planning permission (2016/91343) and listed building consent (2016/91344) were first granted in March 2017 to which various alterations have been approved.

2.0 THE APPLICATION.

2.1 This application for both planning permission and listed building consent seeks approval for further changes to the approved scheme. It comprises: -

- Joint application form and certificates.
- This statement
- Location Plan
- Plans 22:0193, AL02 Revision A and AL03 Revision B
- Plan 18.106401.1 – PCO1 Revision B
- 3 No. Photos

2.2 There are 2 elements to the proposals –

- A small canopy over the existing side door as shown in Drawing AL03 Revision B
- Changes to existing elevations as seen from New Road and the existing driveway to form a garage and gym/office as shown in Drawing AL02 Revision A

2.3 I deal with each proposed in turn having regard to its impact on the host building itself, the setting of the adjoining Grade II listed cottage at No. 143 and the character

and appearance of the Netherthong and Deanhouse Conservation Area within which the site lies. 3 No. photographs are submitted for reference.

2.4 Historically, the site of the application property, 145 Church Street, formed part of the curtilage of the listed 143 (formerly 141A) Church Street and the unlisted 141 Church Street.

2.5 That direct relationship with 141 and 143 Church Street has been lost, No. 145 now having a very clearly defined curtilage separate from that of both 143 and 141.

2.6 Roof over side door- As shown on Drawing AL03 Revision B, a modest canopy is proposed on the side, gable elevation. It will be tiled to match the roof of the house itself and will be supported on an oak frame

2.7 Its design is considered appropriate and will cause no harm to the appearance of the host building.

2.8 Garage and gym/office- In August 2020 planning permission and listed building consent were granted for minor changes to the dwelling itself but most importantly changes to access and walling details, (2020/91031). The approved changes have been undertaken and are shown on Drawing 18.1060.1 Revision B prepared by Northlight Architecture Ltd as now submitted.

2.9 It is now proposed to retain the overall layout as approved but to replace the tandem parking spaces together with "spare" land to the immediate south with a garage of similar width and depth with an attached gym/office immediately to the rear as shown on Drawing AL02.

2.10 So as far as possible to reduce the visual impact of the proposal both parts will have a flat, green, sedum planted roof, that for the gym/office stepping down slightly from that of the garage.

2.11 The existing inner boundary wall facing New Road which currently obscures direct views of parked cars will be externally overtopped with vertical timber boarding of a height merely sufficient to provide the minimum desired headroom within the garage and gym/office. As such it will have minimal impact on the appearance of the application property and numbers 143 and 141 Church Street as seen from New Road. As such the proposal will respect the setting of the listed building at number 143 and appearance of buildings within the Conservation Area.

2.12 The end, south facing elevation of the gym/office will be faced in reclaimed local natural stone to match that of the existing inner boundary wall, as will the internal, garden facing side wall of both the garage and the gym/office.

2.13 It is considered that the proposals designed in appropriate materials and providing secure, additional accommodation will have no negative impact on the heritage assets previously identified.

2.14 The design of the roof with a sedum planted finish will further the applicants drive for an eco-friendly approach to his proposed development

3.0 CONCLUSION.

3.1 It is concluded that the relatively modest works proposed will have no undue adverse impact in heritage terms but deserves support because of their environmentally friendly nature.

Malcolm Sizer

Malcolm Sizer Planning Ltd.

August 2023.