

CLIENT:

Mrs P. Pocock

TITLE:

Planning & Heritage Statement

PROJECT:



DATE:

05.10.2023

REF:

208-23-R1

LOCATION:

**48 Blacksmiths Fold
Almondbury
Huddersfield
W. Yorkshire
HD5 8XH**

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 single storey rear and side extension to 48 Blacksmiths Fold, Almondbury, Huddersfield.

Context

- The site is situated within the curtilage of the Almondbury Conservation Area and as such the surrounding architectural style is of a traditional design and material palette. The property is set in on a modern housing estate constructed circa 1994.
- The existing site covers 0.0316 hectares.
- Access is served directly from Blacksmiths Fold, with neighbouring properties located to all 3 sides.

Amount and Appearance

- The application seeks approval for a replacement single storey side extension and a side extension. The existing extension is a UPVC conservatory with obscure roof panels and clear glazing with stone dwarf walls to all three sides. The proposals seek to replace this existing conservatory on the same footprint with a traditional stone built extension with pitched roof, gable fronted. The proposal reduces the area of glazing improving privacy to the East and South. The extension is designed to take advantage of the views out to the North East and to allow natural light into the property. The proposed extension is to be constructed of natural coursed stone to match the existing dwelling, matching windows to the existing dwelling and will retain a blue slate roof covering to match that of the existing dwelling.
- The side extension is modest in terms of scale and mass and is to be constructed of matching materials to the existing dwelling. The side extension incorporates a flat roof to keep the height of the proposal as low as possible given the proximity to the boundary and allows for a more weather tight junction into the existing garage roof structure.

POLICY BE5: PROPOSALS FOR NEW DEVELOPMENT WITHIN CONSERVATION AREAS, INCLUDING EXTENSIONS OR CHANGES OF USE TO EXISTING BUILDINGS, SHOULD RESPECT THE ARCHITECTURAL QUALITIES OF SURROUNDING BUILDINGS AND THEIR MATERIALS OF CONSTRUCTION, AND CONTRIBUTE TO THE PRESERVATION OR ENHANCEMENT OF THE CHARACTER OR APPEARANCE OF THE AREA.

- The proposed extension is an enhancement to the conservation area.



- The extension has been designed to harmoniously fit into the existing site and is of a similar architectural style and scale as the existing surrounding properties in order to preserve the characteristics of the conservation area. The proposal utilises the site with ample amenity space remaining with parking unaffected by the proposals.
- The proposal outlined in this application aims to meet all of the points in relation to policy BE1 of the Kirklees UDP:

ALL DEVELOPMENT SHOULD BE OF GOOD QUALITY DESIGN SUCH THAT IT CONTRIBUTES TO A BUILT ENVIRONMENT WHICH:

- i) CREATES OR RETAINS A SENSE OF LOCAL IDENTITY;*
 - ii) IS VISUALLY ATTRACTIVE;*
 - iii) PROMOTES SAFETY, INCLUDING CRIME PREVENTION AND REDUCTION OF HAZARDS TO HIGHWAY USERS;*
 - iv) PROMOTES A HEALTHY ENVIRONMENT, INCLUDING SPACE AND LANDSCAPING ABOUT BUILDINGS AND AVOIDANCE OF EXPOSURE TO EXCESSIVE NOISE OR POLLUTION;*
 - v) IS ENERGY EFFICIENT IN TERMS OF BUILDING DESIGN AND ORIENTATION AND CONDUCTIVE TO ENERGY EFFICIENT MODES OF TRAVEL, IN PARTICULAR WALKING, CYCLING AND USE OF PUBLIC TRANSPORT.*
- 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 BE11 of the Kirklees UDP.

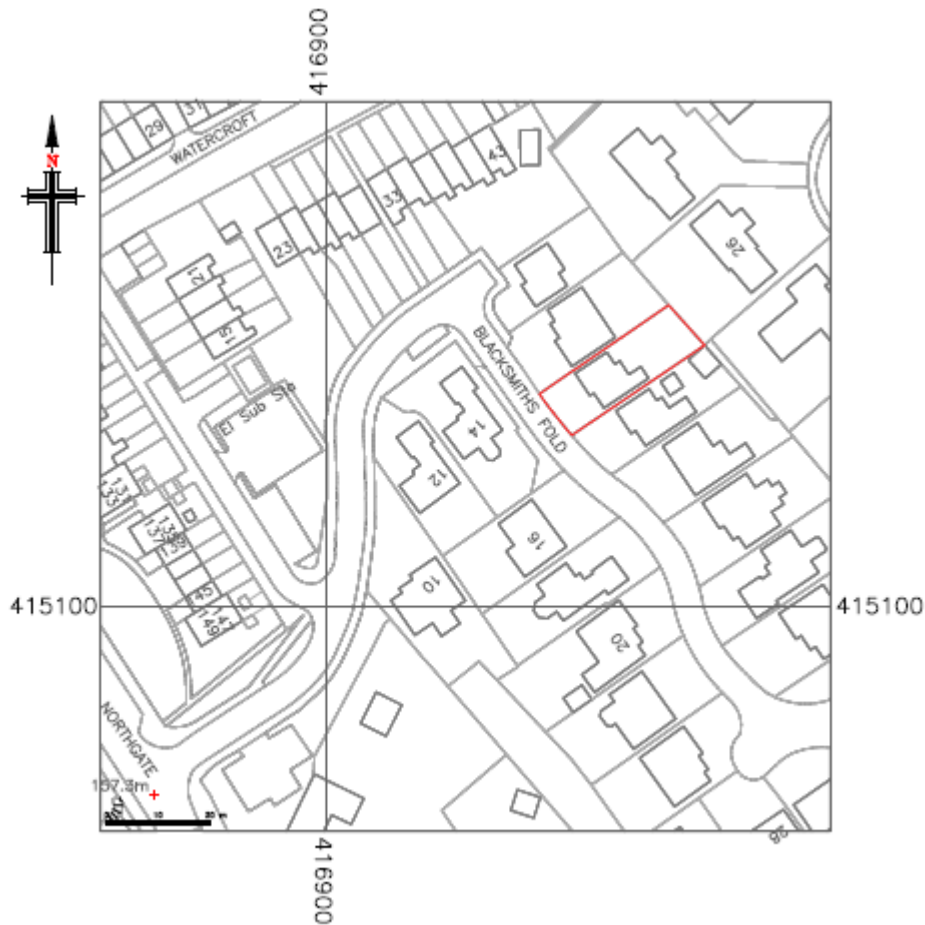
BE11: NEW DEVELOPMENT SHOULD BE CONSTRUCTED IN NATURAL STONE OF A SIMILAR COLOUR AND TEXTURE TO THAT PREVAILING IN THE AREA WHERE THE PROPOSAL IS LOCATED.

- In conclusion, the proposal will not be detrimental to the conservation area and will actually enhance unattractive aspects of the current site which exist. The scheme will provide an attractive addition to the conservation area without detracting from the adjacent street scene.



Layout

- The location of the proposed extensions are situated to the North East & West of the site.



Proposed Site Layout

Scale

- The proposed extension replaces an existing conservatory which is of a similar mass and scale. The proposed side extension is an infill addition modest in size.

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.



