

HERITAGE STATEMENT

PROPOSED ATTIC CONVERSION - INCREASED DORMER
TO REAR OF PROPERTY AT
13, WEST PARK STREET, DEWSBURY. WF13 4LE
APPLICATION N° 2022/93036

LOCATION

WEST PARK STREET IS WITHIN A CONSERVATION AREA, THE SURROUNDING AREA COMPRISES OF AN ECLECTIC MIX OF TALL VICTORIAN PROPERTIES SOME IN SPACIOUS GROUNDS, WHICH ARE PREDOMINANTLY LARGE TRADITIONAL STONE TERRACED HOUSES WITH SLATE/TILE PITCHED ROOFS

PROPOSAL

THE EXISTING ATTIC HAS A DORMER WINDOW OVERLOOKING THE REAR GARDEN. THE PROPOSAL IS TO INCREASE THE DORMER WIDTH TO INCREASE THE FLOOR AREA AND REQUIRED CEILING HEIGHTS AND CAN NOW BE CLASSED HAS A HABITAT ROOM. THE ATTIC IS ALREADY SERVED WITH ITS OWN STAIRCASE LEADING UP FROM THE FIRST FLOOR LANDING AND HALL BELOW

EXTERNAL APPEARANCE

THE DORMER HAS A FELT ROOF, DORMER FRONT & CHEEKS ARE CLAD IN BLUE SLATES OF SIMILAR COLOUR AND SIZE TO THE ONES USED ON THE ORIGINAL ROOF, THE WINDOWS ARE DARK GREY DOUBLE GLAZED UPVC FRAMES. THIS PROPOSAL DOES NOT DETRACT FROM THE HOST DWELLING.

PARKING

THE EXISTING OFF STREET PARKING IS NOT AFFECTED.

SCALE OF PROPOSAL

THE PHYSICAL APPEARANCE OF THE PROPOSAL WILL NOT

DETRACT FROM THE NEIGHBOURING PROPERTIES AND AS SUCH
WILL NOT CAUSE ANY OVERSHADOWING. BEING EXTENDED TO THE
REAR ROOF DOES NOT AFFECT THE EXISTING STREET SCENE.

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