

PLANNING APPLICATION FOR A
EXTENSIONS AND ALTERATIONS
TO FORM A TWO STOREY
DWELLING

AT

126 GOMERSAL LANE
LITTLE GOMERSAL
BD19 4JQ

ON BEHALF OF
MR AND MRS TAYLOR

DESIGN REPORT

DATED: OCTOBER 2023

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU

1.0 – THE SITE AND PROPERTY

1.01 - No. 126 is located on the Southern side of Gomersal Lane towards the Western side of the Village.

1.02 - No.126 is a 4 bedroom detached dormer bungalow. Unlike the neighbouring properties, No.84 is located well back from the road in a generous plot.

1.04 - Gomersal Lane is characterised by various house types and materials. When approaching No.126 from the Village you are met with a full range of style and external materials. Photograph 1 shows 138, 136 and 134 Gomersal Lane. No. 138 has a gabled roof facing away from the road, with a blue slate roof and rendered walls. No. 136 has a hipped roof with red tiles and red brick external walls. No. 134 has a gabled roofs facing the road with concrete tiles and natural stone. It is clear that there is no fixed house type or external facing material, and consequently the streetscape is very varied.



Photograph 1 - No. 138, 136 and 134 Gomersal Lane.

1.05 - Following these three houses, more variety is evident with properties 128-132. Photograph 2 shows this small grouping, with stone slate roofs, aged natural stone and rendered walls.



Photograph 2 - No. 128 - 132 Gomersal Lane.

1.06 - In terms of No. 126, it can be seen from Photographs 3 and 4 that the property is of no architectural merit. The property has a red tiled hipped roof with an overbearing and incongruous dormer located centrally. This arrangement is repeated on the rear, which also features a large conservatory structure.



Photograph 3 - No. 126 Gomersal Lane, Front Elevation.



Photograph 4 - No. 126 Gomersal Lane, Rear Elevation.

2.0 – DESIGN PROPOSALS

2.01 - The proposals aim to re-design and re-model the house to offer a well designed upgrade.

2.02 - The proposals work around the existing main footprint with extensions to the front, side and rear. The proposals also include for the raising of the roof.

2.03 - The front elevation has two gabled projections of varying heights. Gabled roofs and projections are a feature along Gomersal Lane as previously demonstrated. The front elevation offers a more traditional approach with simple window arrangements, to fit more harmoniously within the setting and wider area, see Images 1 and 2.



Image 1 - No. 126 Gomersal Lane Within It's Setting. Note the Variety of House Types.



Image 2 - No. 126 Gomersal Lane Within It's Setting. Note the Common Gable Roof Forms.

2.04 - The proposals include a single storey side extension. This replaces an existing side extension. The roof is a 'lean to' style very similar to that on the front elevations of 130/132.

2.05 - To the rear, the proposals create a more contemporary approach. The existing conservatory is removed and replaced with a larger flat roof extension. Alongside this a two storey gabled projection with balcony which takes full advantage of the Southerly views.

2.06 - Much attention has been paid to the Western elevation. This elevation is important as No.126 is the first house on the Southern side of Gomersal Lane visible when entering the village from the West. The two storey front projection is set in from the main gable, providing a shadow line to break up the elevation. The flat roof extension is also set in. The use of this massing form along with the rendered wall finish, works to articulate and reduce scale on this elevation. This is shown on Image 3.



Image 3 - No. 126 Gomersal Lane From the West. Note the Breaking Down of This Elevation. The House Remains Subservient to it's Neighbours.

2.07 - The proposals also include for a change of external walling finish. The current bungalow is constructed in a multi colour brick. The proposals are for a natural stone finish. As previously shown, Gomersal Lane and Little Gomersal as a whole demonstrate a great variety of external material. It is important to recognise that there is no set pattern, although natural stone is the most common.

3.0 - SCALE AND MASSING

3.01 - The massing and scale of the proposals have been carefully considered. Unlike the neighbouring houses, the proposals do not take advantage of a full two storeys. To reduce massing and scale the proposals are for 3/4 height first floor.

3.02 - Each elevation has been designed to break down the massing. The footprint is articulated which, along with the varied roof heights and forms, help reduce the impact of the proposals. Despite this the proposals are not over complicated.

4.0 - ENVIRONMENTAL BENEFITS

4.01 - The current house is poorly insulated. The proposals will include a full insulation programme to upgrade the existing fabric.

4.02 - The owners intend to replace the old boiler with a more efficient alternative.

4.03 - The proposals will also promote the use of renewables, with an air source heat pump being the likely route the applicants intend to pursue..

5.0 - COMPARISON TO PREVIOUS APPLICATION.

5.01 - A planning application (2023/90464) for 'Erection of extension to form a two storey dwelling' was refused in April 2023.

5.02 - From the planners delegated report, there were a number of issues raised. We have listed these below, along with the steps undertaken to overcome these concerns;

Concern 1

Paragraph 4.2 of the House Extensions & Alterations SPD states the local context, character and identity of the area are a significant factor when considering the appropriate form and scale of house extensions. Gomersal Lane does not have a particular character beyond predominantly residential properties, there is a mixed palette and varying sizes. Although for the most part, the dwellings are traditional in terms of design with simple domestic roof forms and traditional window openings. As such, the proposals for the host property would not be in character with the wider area

Steps Taken

The design, offers a more traditional approach with domestic roof forms and traditional window patterns, particularly to the main front elevation. Although the area demonstrates a wide variety of house designs, the proposals are more sympathetic to the local context and wider area.

Concern 2

Paragraph 4.4 of the House Extensions & Alterations SPD does allow for some contemporary design. However, it would have to be demonstrably appropriate for the site context and make a positive contribution to the wider area. In this instance, given the prominence of the site together with the surrounding development, the works would be inappropriate and incongruous, particularly with respect to the significant shift in the character of the dwelling. As such, whilst this property could potentially be extended, the design would have to be altered, the scale reduced and the materials amended. The current scheme is considered to be unacceptable in terms of visual amenity.

Steps Taken

The main visible elevations (North and West) maintain a traditional approach, with the rear elevation (South) elevation incorporating contemporary design elements. The overall design aims to break down the massing and bulk of the proposals with an articulated footprint and roof line, whilst not over complicating the design and appearance. In terms of materials we have provided justification for the natural stone, within this report. There is no set pattern of material finish, with natural stone being the most common within the village and along Gomersal Lane.

Concern 3

The Little Gomersal Conservation Area is described as a small, closely knit textile settlement from the late 18th century which is characterised by narrow lanes and walls giving a strong sense of enclosure. The host property is set back from the boundary with the Conservation Area although there are strong connecting views when travelling along Gomersal Lane from the west. The proposed side elevation would have a significant bulk and massing which would neither preserve nor enhance the character of the conservation area. Policy LP35 of the Local Plan and Chapter 16

of the NPPF state that harm to heritage assets should not be allowed without a proportionate justification. The scheme would have a less than substantial harm in terms of impact on the heritage asset with no demonstrable public benefit and, as such, would not be considered to be acceptable in terms of the impact on the conservation area.

Steps Taken

As previously covered in this report, much consideration has been given to the design of the West elevation. The elevation has been designed to reduce the visual impact by breaking down the massing. This has been achieved by stepping elements in from the main gable, creating varied planes, and promoting defining shadows. The rear single storey element has been stepped down, and the use of a complimentary render finish will assist with the overall impact on the setting and nearby conservation area.

5.00 - CONCLUSION

5.01 - The proposals are a considered and unified approach, upgrading an existing dormer bungalow of no architectural merit or benefit to the area.

5.02 - The design will enhance the site and ultimately provide a positive aesthetic, which can only be of benefit to Gomersal Lane and the nearby Conservation Area.

5.03 - The proposals offer an upgrade environmentally, with modern materials and design methods providing a significant improvement on the existing dwelling.

5.04 - The proposals do not impact on any neighbouring properties, indeed they ensure the house remains subservient. No privacy is compromised, and the space about dwelling guidelines are met.

5.04 - We therefore trust that Kirklees MC can support this proposal.