

CLIENT:

Mr & Mrs M. Jackson-Smith

TITLE:

Planning & Heritage Statement

PROJECT:

Erection of single storey rear extension and formation of new opening to existing outbuilding.



DATE:

22.11.2023

REF:

214-23-R1

LOCATION:

**Bothy Cottage
Ward Place
Holmfirth
West Yorkshire
HD9 2AB**

Company No. 11767012

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1.0 INTRODUCTION

1.1 The application as submitted seeks approval for the erection of a single storey rear extension and the formation of a new opening in the existing outbuilding.

1.2 Bothy Cottage is a Grade II Listed property and form part of a small hamlet of dwellings formed from previous barn conversions and farmhouses.

1.3 The site is located within the Greenbelt. The site is not located in a Conservation Area.

2.0 ASSESSMENT OF SIGNIFICANCE & IMPACT ASSESMENT

2.1 The adjacent Listed Building is Grade II listed, the listing states;

SE 10 NW CEMETERY ROAD 4/25 (Holmfirth)

Ward Place House to east of group GV II

Dwelling, part of group. Mid C18. Hammer dressed stone. Quoins. Stone slate roof with gable copings. Entrance to right with deep lintel and chamfered surround. One 3-light window to left. To first floor: one 4-light window. Window openings are chamfered and recessed. Blocked 3-light window, as before, to rear. Adjoining wing to south, not included in the item.

Listing NGR: SE1391907417

2.2 As described in the listing above, the south wing is not included in the listing. The proposed extension is located to the south and adjoins what appears to be a modest latter addition. The proposal has been designed to sit harmoniously when viewed in context with the original dwelling and is to be constructed of reclaimed natural stone, timber fenestration and stone slate roof to match the existing. Due to the siting of the proposal (to the rear and raised, it is not viewable from any public vantage point and will not detract from the Listed Building. The footprint utilizes an area flanked to 3 sides by retaining walls and the existing dwelling and is set at a lower level than the adjacent property, therefore results in no harm to the openness of the greenbelt nor any overbearing or overshadowing to any neighbouring property.

The existing property is modest in size and is set over 3 levels, the proposals seek to add additional living accommodation for our clients growing family ensuring the properties sustainability moving forwards.

Works proposed to the existing outbuilding are again modest and will allow our clients a more enjoyable experience when working from the home office, taking advantage of the afr reaching views over the Holme Valley and beyond. The proposed fenestration will be of timber casements to match the host dwelling and existing openings in the outbuilding. The opening proposed is of the same scale and proportions as the adjacent property 'The Lofts' single storey addition in the same orientation.



Following careful design we conclude the proposals will have not detrimental impact of the existing Listed Building nor the openness of the green belt.

The proposals seeks a volume increase of 88m³.

Volume calculations are as follows:

Existing buildings: 360m³ (house) + 142.34m³ (outbuilding) + 76.86m³ (Garage)= 579.2m³ Total original

Garage – Looking at historic maps 1944-1972 the garage replaced an existing structure on the same footprint, as such this volume is included in the original volume calculation.

Latter additions: 50m³ (single storey rear)

Proposed in this application: 88m³

Latter additions + Proposed = 138m³

Total percentage volume increase over original = 23.8% cumulative increase

3.0 PROPOSALS AND JUSTIFICATION

3.1. The proposed structure will be constructed of matching materials to those of the host dwelling and neighbouring properties. The built form in terms of scale and mass when viewed in context with the original dwelling is modest in size and sits harmoniously within the site.

3.2. The location of the proposed extension is to the rear of the existing dwelling and is flanked to 3 sides by existing retaining walls/boundary walls and the existing dwelling. Due to its location, setting and general site topography it can cause no harm to the openness of the Greenbelt.

3.3. The proposals do not result in any overbearing, overlooking or overshadowing to any neighbouring property during any part of the day. The proposals do improve privacy from the neighbouring side down to the applicant site.

3.4. Whilst the proposals replace an existing patio, this is one of 2 patios available to our client along with a reasonable size lawn area. The development still allows for a generous amount of amenity space.

4.0 AGENT REQUEST

4.1 Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

