

HERITAGE IMPACT ASSESSMENT

location	12, Woodhead Road, Holmfirth, HD9 2JU
application	Porch Extension to Front & Conservation Rooflights to Existing Room in the roof
client/applicant	Mr Sam Cropper
job number	23/962
date	December 2023



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- The application seeks planning permission for front porch extension and new Conservation rooflights within an existing room in the roof space.
- The site is located within the Holmfirth Conservation Area.
- The existing dwelling is a 4 storey mid-terrace dwelling. Two storeys to the principle roadside elevation with the second floor being within the roof space of the dwelling and a lower ground floor being the cellar.
- The property is constructed of natural stone with white UPVC windows and doors.
- The proposed porch is situated on the front elevation up to the existing boundary wall with adjacent No. 10.
- It's important to note the porch does not project out from the dwelling far enough to create shadowing disruption on No. 10.
- It's also important to note that No. 18 has an existing front porch, larger in mass with a gable roof to the front elevation and more solid appearing materials.
- The proposed porch is designed as a lean-to to minimise visual impact and makes use of large openings to soften the overall mass.
- Whilst the three properties, 10, 12 & 14 have a form of building line, bar the front porch to No 14, other properties within the terrace project further forwards.
- The application does not impact any landscaping treatments.
- The design utilises the same or similar materials to remain in keeping with the existing property.
- There is no significant impact caused upon the Holmfirth Conservation Area and therefore the proposals comply with Policy LP35 of the Kirklees Local Plan.