

HERITAGE IMPACT ASSESSMENT/ PLANNING SUPPORTING STATEMENT

location	19 Hanging Royd, Wellhouse, Golcar, Huddersfield, HD7 4JJ
application	Removal of Detached Garage and Erection of First Floor Extension and Alterations to Dwelling Within Conservation Area.
client/applicant	Mr. & Mrs. J Haigh
job number	22/973
date	April 2024

Ltd
PAUL MATTHEWSARCHITECTURAL

ARCHITECTURE | PLANNING | DESIGN

Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ
07946872499

paul@paulmatthewsarchitectural.co.uk

www.paulmatthewsarchitectural.co.uk

Company Registration Number: 09898149 - Company Registered in England and Wales

INTRODUCTION

This Heritage Impact Assessment/Planning Supporting Statement forms part of the planning application for the proposed removal of detached garage and erection of first floor extension and alterations to the dwelling within the Wellhouse Conservation Area, 19 Hanging Royd, Wellhouse, Golcar, Huddersfield, HD7 4JJ.

The application seeks planning/conservation area consent for the removal of an existing detached garage and extension and alterations of an unlisted building within a Conservation area in response to previous liaisons with KMC planning officers.

The proposals have been arrived at with two principal driving factors;

1. To provide extra internal space to an existing property for a growing family.
2. To reduce the visual impact of the property on the Green Belt and Conservation Area.
3. To reduce the urban sprawl of the dwelling on the Green Belt and Conservation Area.

Mr & Mrs Haigh wish to enhance their property in relation to their growing family to create additional space whilst modernising the property, creating a more modern layout that suits the family's needs.

The existing property is outdated and provides insufficient space for the family, who work and live locally, farming adjoining land and other land locally.

The existing garage is going to be removed to improve the visual amenity within the Green Belt and the proposed first floor extension will provide less additional volumetric mass than what is being removed in the garage to ensure that the overall mass is subservient to the existing/current arrangement at the property and thus benefitting the Green Belt visual amenity and sprawl. As part of the proposals, an unattractive flat roof will also be removed and replaced with a stepped gable roof from the roadside elevation which provides a greater in-keeping aesthetic within the Green Belt.

It is accepted that side extensions should be set in from the principle elevation, to assist in providing clear definition of an extension and also subserviency. In this particular application, the set back is provided to the rear elevation as that is the most seen elevation from public viewpoints. We contend this provides a more subservient appearance due to reasons of prominence.

In policy terms, both national (The National Planning Policy Framework (NPPF)) and Kirklees Local Plan, the proposals are capable of meeting all policy requirements and in particular the overarching context in favour of sustainable development. Further details on specific matters are included in subsequent sections.

Prior advice and conversation has been sought with KMC and subsequently influenced the design proposals to provide a proposal that will be supported and provide a benefit to the Green Belt.

SCALE

The scale of the host property will increase with the addition of the first-floor extension but will become lower in overall volume than the existing arrangement with the removal of the existing detached garage.

The footprint of the development on site will be reduced overall as a result of the aforementioned. The mass calculations can be seen as follows:

Existing

Space	Area	Volume
Garage	24.67m ²	56.92m³
Conservatory	8.07m ²	27.78m³
Kitchen	9.42.m ²	23.03m³
Bath	9.12m ²	18.54m³
Living	23.16m ²	43.10m³
Bed 1	14.29m ²	34.38m³
Bed 2	10.05m ²	24.41m³
Roof Void	N/A	12.54m³

TOTAL MASS AS EXISTING – 240.07m³

Proposed

Space	Area	Volume
Conservatory	8.07m ²	27.78m³
Kitchen	9.42.m ²	23.03m³
Bath	9.12m ²	18.54m³
Living	23.16m ²	43.10m³
Bed 1, Bed 2 & W/C	24.34	58.79m³
Bed 3	10.05m ²	26.11m³
Study	8.54m ²	24.66m³
Roof Void	N/A	12.54m³

TOTAL MASS AS PROPOSED – 234.55m³

The existing flat roof is to be removed and replaced with less mass on the first floor than that which has been removed to achieve greater overall internal space to create a more coherent layout.

The proposed first floor extension is to be offset from the roadside elevation (rear, but more prominent and visually important in terms of Green Belt and the Conservation Area) which creates a stepped ridge line which assists in minimising the overall visual mass and ensures that the extension appears subservient to the existing dwelling.

The importance of the flat roof removal has also been stated by Kirklees Planning with advice of, *“the flat roof would be removed to be replaced by high quality materials and design which will bolster the heritage setting of the Conservation Area under section 73 of the Listed Buildings Act.”*

Having removed the large garage outbuilding we contend that this decrease in overall scale is of benefit to the Conservation Area and the Green Belt which was also strengthened by KMC advice of, *“subject to the outbuilding being removed to increase visual openness of the Green Belt and improve the visual amenity of Wellhouse Conservation Area”*.

The proposals are in-keeping from a size and massing perspective when compared with the adjacent properties with a stepped roof ridge line from the elevation most visually prominent.

Given the location of the property within the Wellhouse Conservation Area, the scale and appearance is important. The proposed removal of the existing garage and flat roof to the side extension and formation of a gabled first floor extension provides a more natural and aesthetically pleasing property despite its very secluded location (the property is mainly below road level). The design of the roof is to be slightly lowered with a 500mm offset to the rear first floor extension wall to provide a visual subserviency to the existing dwelling. Kirklees SPD gives guidance towards the offset being to the front/principal elevation of a property, however as the front elevation of this property cannot be seen from the roadside or by the public therefore we contend that providing the offset to the rear is of greater importance to the overall visual outcome of the proposals in relation to the Conservation Area and Green Belt. Previous discussion with KMC have supported this by stating, *“It is noted that there appears to be a stepped roofline reflecting the topography, a modest set down roofline would be preferred.”*

DESIGN/APPEARANCE

The proposals include the internal first floor and external redesign of the property (garage area to remain as flat parking/turning area) with the use of natural and recyclable materials.

The existing garage, to be removed, is a prefabricated, flat roof structure with profiled steel sheets to the roof and of a canterbury spar type rendered wall panels.

We consider the garage and flat roof to offer no aesthetic benefit, especially within the wider conservation area setting. The refacing of the side elevation in natural stone with stone cills, head and jambs will enhance the appearance significantly. The use of render to the rear, roadside elevation, will match the existing house rear elevation.

The immediate locality features a wide range of property types with a vast array of materials in use providing no particular pattern or architectural form. The use of render and stone however is prevalent.

When considering the proposed removal of the flat roofed area and garage, both of which are clearly visible and dominant on the principal elevation, we contend the proposals positively contribute to the conservation area setting especially with removing the detached garage and flat roof over the existing side extension create a more in-keeping aesthetic within the Conservation Area and reduce the overall sprawl within the Green Belt.

LANDSCAPING

The landscaping will remain as existing. The level ground/base of the large detached garage will be retained for parking and turning, the garage removed.

ACCESS/HIGHWAYS

No changes to access will be made as part of the proposed scheme.

The removal of the garage will naturally aid parking and internal turning which in turn provides a positive highway safety impact with far less likelihood of vehicles having to reverse up the private drive and out on to the highway.

CLIMATE CHANGE / ENERGY EFFICIENCY

A Climate Change Statement has been prepared and accompanies this application.

Several climate change mitigation measures have been incorporated into the proposals.

These include;

- Smart energy metering.
- LED lighting to be installed throughout internally and externally
- Materials and tradespeople to be sourced locally, where possible
- Removal of the thermally inefficient flat roof
- A highly insulated extension encapsulating the gable end of the original property (no thermal insulation) which will provide a more energy efficient dwelling as a whole.

Considering the above we contend that the proposed development would therefore have a positive impact on climate change and complies with Kirklees Local Plan Policies LP24 and LP26.

PLANNING HISTORY

The following is the planning history, relating to this specific property, all as freely available on the publicly accessible local authority planning website.

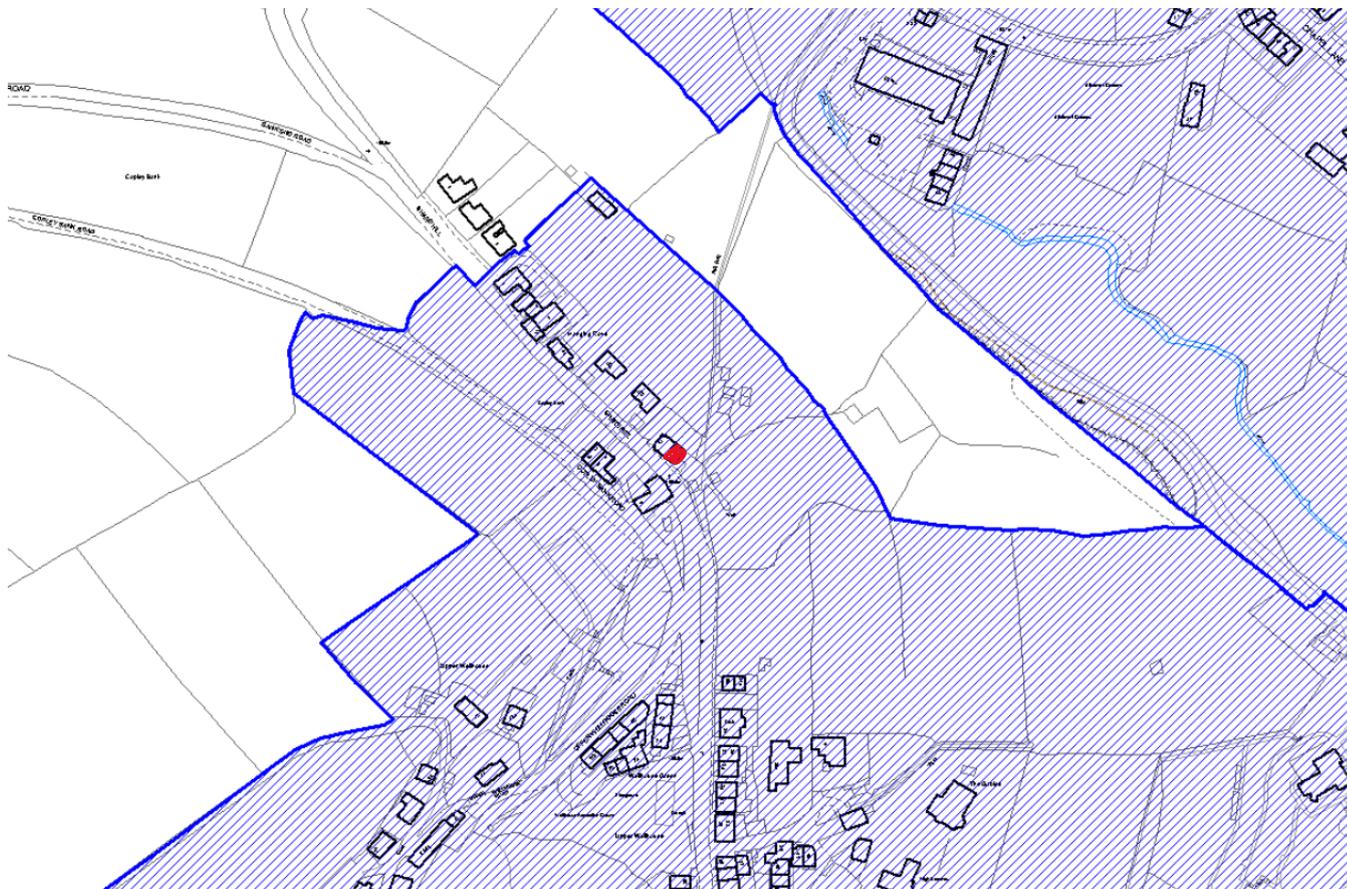
[2022/92838](#) -Demolition of conservatory and side extension and erection of two storey side and part rear extensions and porch with external alterations within a Conservation Area – **Application Withdrawn**

[2018/93835](#) -Tree works application– **Application Approved**

[2006/94736](#) -Erection of single storey extension to rear and first floor extension to side within a Conservation Area – **Application Refused**

HERITAGE IMPACT ASSESSMENT

The property is not listed but is within the Wellhouse Conservation Area.



Paragraph 194 in the NPPF states that, *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

A Listed Building map search indicates the properties to the North and west of 19 Hanging Royd, No.15,11 7 & 9 Share Hill Road are grade II listed buildings as is No.10 to the west on Copley Bank Road.

The listing description for these nearby properties is as follows;

SE 01 NE SHAREHILL ROAD Upper Wellhouse 2/426 Golcar

- No 15

GV II

Early to mid C19. Some rebuilding. House, part of group. Hammer dressed stone (part rendered). Pitched stone slate roof. 2 storeys. North east elevation has: ground floor; central doorway with stone surrounds and tie-stones. One 4-light stone mullioned window, one 3-light stone mullioned window. First floor; two 2-light stone mullioned windows; one 5-light stone mullioned window. South west elevation has: former entrance with stone surrounds. One 2-light stone mullioned window. South east gable has: one 2-light stone mullioned window. North west gable rendered.

Listing NGR: SE0951115398

SE OI NE SHAREHILL ROAD Upper Wellhouse 2/425 Golcar

- No 11

GV II Mid C19. House, part of group. Hammer dressed stone. Pitched stone slate roof. Coped gable to SW. Stone brackets. 2 storeys. South east elevation has: ground floor; entrance with stone surrounds. One 3-light stone mullioned window. First floor; one 5-light stone mullioned window (continuous sill band). North west elevation has: ground floor; one 2-light stone mullioned window (1 light blocked). First floor; one 3-light stone mullioned window (1 light blocked). South west gable; has one 2-light stone mullioned window (1 light blocked).

Listing NGR: SE0949815408

SE OI NE SHAREHILL ROAD Upper Wellhouse 2/424

- No 9

GV II

Datestone 1849. House, part of group. Hammer dressed stone. Pitched stone slate roof. Coped gables. Stone brackets on string course. 2 storeys. South east elevation has: ground floor; central doorway with stone surrounds. Two 2-light stone mullioned windows. First floor; two 3-light stone mullioned windows, one 4-light stone mullioned window (continuous sill to both windows). Datestone to first floor; stone plaque with inscription B T & M 1849.

Listing NGR: SE0950415412

SE OI NE COPLEY-BANK ROAD Golcar 2/122

- Nos 2,4,8 & 10

- II

Early to mid C19. Back to back group. Hammer dressed stone (part rendered). Pitched stone slate roof. Coped gable. Stone brackets. 3 storeys (ground and first floors back to earth). North east elevation has: ground floor; central doorway with stone surrounds and tie-stones. Two 3-light stone mullioned windows with continuous sill and head. First floor; one 3-light stone mullioned window; one 5-light stone mullioned window. Second floor; one 3-light stone mullioned window; one 5-light stone mullioned window. North west gable has: first floor; one 2-light stone mullioned window. Second floor; one 3-light stone mullioned window. Attic; one 2-light stone mullioned window. South west elevation; second floor; three entrances with stone surround and tie-stones (one part blocked). One 2-light stone mullioned window; one single light (blocked).

Listing NGR: SE0952415356

The properties to the North are not directly neighbouring the application site therefore we contend that the proposed works will not affect or impact on their setting. No10, on Copley Bank Road, owing to the topography, would also not be impacted by the proposals.

The property offers no significant historical features worthy of preservation. The current design and materials, particularly the flat roof and concrete detached garage with a profiled metal sheet roof offer no positive contribution to the conservation area setting.

We contend the benefit of the proposals actually create a more in-keeping and beneficial aesthetic in relation to the visual openness of the Green Belt and improve the visual amenity of the Wellhouse Conservation Area.

Roofs on other properties within the locality are pitched and most commonly finished with stone. We propose as part of the new roof form to cover the roof with a natural stone covering.

Paragraph 199 in the NPPF states that, *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

The previous, unsympathetic works, specifically the flat roof and the existing garage, are to be removed. Removing these aspects will create a greater visual amenity and openness of the Wellhouse Conservation Area.

This proposed scheme proposes appropriate alterations/changes to the property yet in a sympathetic way that we contend will positively contribute to the conservation area setting.

The overall scheme has been carefully considered and designed to ensure that the proposed alterations and extensions improve the character and appearance of the property and site, enhance the setting of the nearby listed buildings, preserves and improves the visual amenity of the Conservation Area.

The principal front elevation is in-keeping with the general appearance and character of the host dwelling and surrounding dwellings with regards to design, scale, roof style, materials and architectural detailing.

The South East elevation (side) will be improved with the proposed extension covering the majority of the existing rendered gable. The proposed gable and principal elevation are to be formed in coursed natural stone. This will provide a greater visual aesthetic and ensure a greater in-keeping with the Conservation Area.

The extension will not disrupt views of the close-by listed buildings, or appear unduly prominent.

The proposed development is therefore considered to be acceptable in relation to heritage impact and accords with the aims of Chapter 16 in the NPPF and Local Plan Policy LP35 (Historic Environment).

CONCLUSION

The application seeks planning/conservation area consent for the removal of an existing detached garage and extension and alterations of an unlisted building within a Conservation area.

As referred to within this statement, we contend that the proposals are acceptable in relation to visual amenity, residential amenity, heritage impact and highways matters. The proposals accord and comply with all relevant local and national policies. We consider that we have taken into consideration comments and advice from KMC to provide a scheme that will provide a benefit to the home owners, the Wellhouse Conservation Area and the Green Belt.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.

APPENDIX A

PROPERTY PHOTOS (25/01/2023)









