Mr M Thistleswaite
84 New Road
Netherthong
Huddersfield
HD9 3XY

Our Ref: 301

18 July 2024

Kirklees Metropolitan Council
Planning Services
PO Box B93
Civic Centre III
Huddersfield
HD1 2JR

Dear Sir or Madam,

PLANNING SUPPORTING STATEMENT– 84 New Road, Netherthong, HD9 3XY

This Heritage Impact Assessment / Planning Statement has been prepared on behalf of Mr Thistleswiate in support of their request for the erection of the proposed boundary fence to an unlisted dwelling with a conservation area at 84 Town Gate, Netherthong, Huddersfield, HD9 3XY.

This document provides background information on the matters taken into account in formulating the design and explains parts of the development in relation to the site's surrounding area.

The letter provides a description of the site context, a high-level summary of the proposed development, a planning history review and an assessment of the relevant planning considerations.

In addition to this letter, the application is supported by the following plans and documents:

- Completed application form;
- Location Plan;
- Combined Existing & Proposed Plans & Elevations

Site Description and Context

The site is located to the east side of New Road, within the village of Netherthong. The application site hosts an existing 2-storey detached dwelling. Both vehicular and pedestrian access is directly off New Road. Netherthong is typical of a West Yorkshire rural settlement, with the village centre in particular, having a denser layout with mainly small cottages with plenty of character. No 84 New Road is within the village centre set back from the main road with other properties being more prominent lining the highway.

Planning History

The search using Kirklees Council's Public Access website revealed there are no previous planning applications associated with the site.

Key Planning Constrains

Heritage

The site is not listed and is not within the curtilage of any heritage assets. The site is located within the Netherthong Conservation Area.

Flooding

The site falls within Flood Zone 1 which is characterised with low probability of flooding.

The Proposal

As outlined above, the proposals seek permission for the erection of a painted timber fence to the west of No.84, New Road, that will provide additional privacy and security.

Further details relating to the design aspects of the proposal are set out in the accompanying architectural drawings.

Scale

We contend the scale of the proposed fence is not excessive and the design is inkeeping with boundary fences within the locality.

Heritage Impact Assessment

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

There is no formal conservation area appraisal for the Netherthong Conservation Area on the Kirklees MC website. It is typical of a West Yorkshire rural settlement, with the village centre in particular having a denser layout with mainly small cottages with plenty of character. No 84 New Road is within the village centre set back from the main road with other properties being more prominent lining the highway.

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."*

As part of the assessment, it has been identified there are a number of listed buildings nearby along Church and School Streets. However, due to the separation distances and the physical features (buildings/boundary walls) between the site in question and the listed buildings, it has

been concluded the site does not lie within the curtilage of any listed building , nor would the proposals materially affect the character of the significance of the listed buildings.

Whilst many other properties in the immediate locality feature timber fence boundary treatments, there is also the use of coursed natural stone at varying heights evident in the host dwelling. We propose to construct the new fence from timber.

This proposals provide appropriate alterations/changes to the property in a sympathetic way that we contend will have no detrimental impact on the conservation area setting.

The boundary treatment is in keeping with the general appearance and character of the vernacular with regards to design, scale, materials and finish.

The fence will not disrupt important views of the adjacent listed buildings, 133 & 135 School Street & 141a Church Street, 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

This application seeks planning permission/conservation area consent for the erection of a vertically boarded fence to the western boundary.

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.

Whilst it is appreciated every application is considered on its own merits, there should be a consistent approach in all planning applications. Consistency in decision making is a well-established principle in planning, which has been supported in many court decisions. Previous appeal decisions are capable of being a material consideration. Like cases should be decided in a like manner.

Consistency is important to both applicants and agents along with Local Authority planning departments so they know where they stand. It also secures public confidence in the workings of the development control system.

Having regard to the contents of this letter and other information provided as part of this application, it is considered that the proposal can be considered acceptable in the context of national and local policies.

I trust the submission provides you with sufficient information to determine the application but please do not hesitate to contact me if you require further details.