

PLANNING APPLICATION
FOR TWO STOREY SIDE
EXTENSION (WITHIN A
CONSERVATION AREA)

AT

6 GARNER LANE
KIRKBURTON
HUDDERSFIELD
HD8 0QX

ON BEHALF OF
MR AND MRS CAINE

HERITAGE STATEMENT

DATED: SEPTEMBER 2024

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

1.0– THE PROPERTY

1.01 – 6 Garner Lane is a 4 bedroomed detached property set down from the highway. Photographs 1 and 2 demonstrate this relationship.



Photograph 1 – View from top of Garner Lane. Roof of No.6 is just visible over wall.



Photograph 2 – View along drive. Garner Lane is to the left.

1.02 – No.6 is constructed of natural stone walling and slate roof. The house is 3 storeys high, with only one storey being visible from the driveway. This can be seen on Photograph 2.

2.0 – PROPOSALS

2.01 – The proposals are to construct a two storey extension to the side of the property. This will be located on an area of the garden that is not used and will be set inside the existing rock face and retaining stone wall. See Photograph 3.



Photograph 3 – Site of Extension, set inside the bedrock and stone wall.

2.02 – The extension will provide 4 better proportioned bedrooms and an office on the top floor, as both applicants work predominantly from home.

2.03 – The works will include swapping the accommodation on the lower two floors, enabling better access to the garden from the main living spaces.

2.04 – The extension will be constructed of materials to match the existing house with natural stone walling and roof slates.

2.05 – The extension is set in from both the main two elevations. Due to the house being 3 storeys high, the extension ridge will be set well below the existing roof line.

2.06 – There are minor changes to the fenestration to increase the natural light into the rooms as the house only has one aspect.

3.00 – HERITAGE STATEMENT

3.01 – No.6 is located on the edge of Highburton conservation area.

3.02 – The propose extension is designed to respect the existing house. The main house will remain dominant, with the extension set in from the principle elevations and down from the ridge line.

3.03 – The extension will be constructed from complementary materials, with natural stone walling and roof slates.

3.04 – The proposed windows will echo the existing linear patterns ensuring a unified appearance.

4.00 – TREES

4.01 – There are mature trees close to the boundary, however they will not be impacted by the proposals which will be set away from the crown spread.

4.02 – The house/extension is orientated to ensure that the trees do not cause detrimental overshadowing during the main hours of the day.

5.00 - CONCLUSION

5.01 - The proposals will provide the applicants with better proportioned accommodation to suit their family requirements.

5.02 – The proposals fully respect the existing building and the conservation area status.

5.03 - We therefore trust that Kirklees MC can approve these proposals.