

HERITAGE IMPACT ASSESSMENT

location	8 Woodhead Road Holmfirth, HD9 2JU.
application	Erection of Single Storey Side Link Extension and Alterations to Dwelling.
client/applicant	Mr Nick Caygill & Miss Leanne Buckley
job number	24/1028
date	July 2024

Ltd
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The application seeks Planning Permission for alterations to 8 Woodhead Road Holmfirth, HD9 2JU.

The dwelling is not itself a listed building, but the property falls within the Holmfirth Conservation Area.

Local constraints on this property

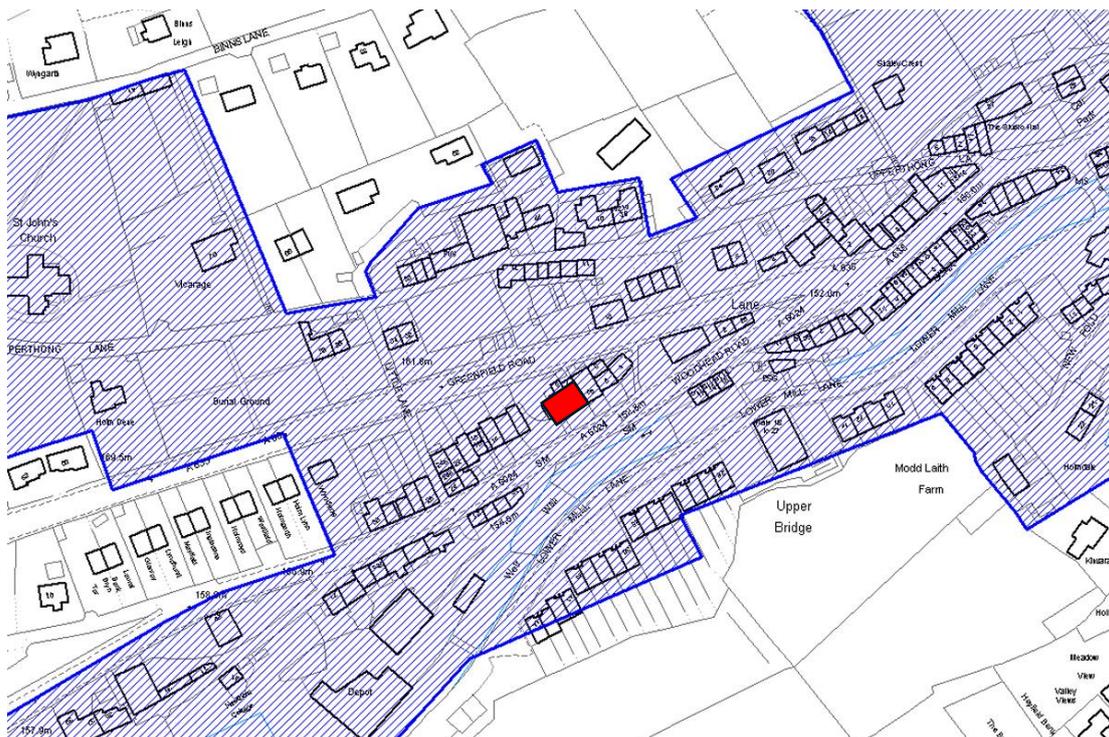
Address

8 Woodhead Road,
Holmfirth,
HD9 2JU

Constraints

- This property is in a conservation area (HOLMFIRTH)
- This property is not a listed building
- This property has not had it's 'permitted development' rights removed

⚠ There are local constraints on this property



PROPOSALS

The planning history on the public records, relating to this property are;

2020/93033 - Work to TPO. **(Application Approved)**

In the majority, all planning applications within the immediate locality have seen their respective applications for works approved historically.

The proposals are to connect the existing property to the adjoining outbuilding and create a greater layout internally.

The proposals do not impact on the original structure given the proposal is effectively an existing outshot, most probably original, to the existing dwelling.

To achieve this link, the only changes to the external envelope are 2 new door openings at ground floor level and first floor level to provide internal access and the installation of a large window to the front of the current covered passage.

The current staircase leading from the first floor up to the second-floor habitable areas is currently significantly below the required Building Regulations standard/requirements and is a safety issue. This staircase we propose to be remove with a new, improved stair installed in place providing more headroom and a safer access/egress.

The existing ginnel/covered area is to become internal, serving as an inner hall between both the existing structures.

The extension will be insulated internally to achieve a higher thermal level, which will aid in improving the thermal capability of the dwelling on the whole which is required of buildings of this typology and age.

The existing window to the kitchen is to be enlarged and new patio doors installed in place, to provide a direct route to the rear amenity space and provide more natural light to the Kitchen area. This maintains access through to the rear of the lower garden level. The existing rear door is to be removed and the opening walled up, natural stone, resulting from the window to door alterations will be used to wall this opening up ensuring a good match.

The first-floor layout is to be changed to create a corridor through to the connecting outbuilding and allow for a new stair to the second floor.

The existing cupboard to bedroom 2 is currently wasted space and is to become an En-suite to serve the master bedroom.

The new proposal creates a far more coherent use of available space without the requirement of further development.

USE

The proposed use of the property is not subject to any change of use.

PROPOSED APPEARANCE

We contend the proposed works enhance the overall setting and safety.

MEANS OF ACCESS

There is no proposed change to the means of access to the site.

LANDSCAPING

There are no changes to the landscaping forming part of this application.

ECOLOGY

We contend there is no negative impact on ecology as a result of the proposals.

HIGHWAYS

The proposals have no impact on the highway/vehicular movements and have no intensified use. Nb the property has a vehicular gateway from Greenfield Road to the rear to the rear garden area.

This has remained unused for a number of years as the previous property owners did not drive a motor vehicle.

LAYOUT

The layout changes are to create a more coherent use of space at both ground and first floor level and provide more usable spaces for the applicants within the dwelling.

The submitted plans indicate the proposed changes.

SCALE

The additional scale can be seen within the associated proposal drawings for the dwelling.

CONCLUSION

Considering the safety, energy/thermal benefits and usability, we contend the proposals provide a benefit to the current user, future property users and setting as a whole and therefore should be approved without delay.

I would be grateful if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.

APPENDIX A

SITE/PROPERTY PHOTOS







