

HERITAGE IMPACT ASSESSMENT

location	North of 29 Oldfield, Off Oldfield Road, Honley, Holmfirth, HD9 6RL
application	Creation of 2 Off Street Parking Spaces Within Garden Area.
client/applicant	Miss J Coxhead
job number	24/1085
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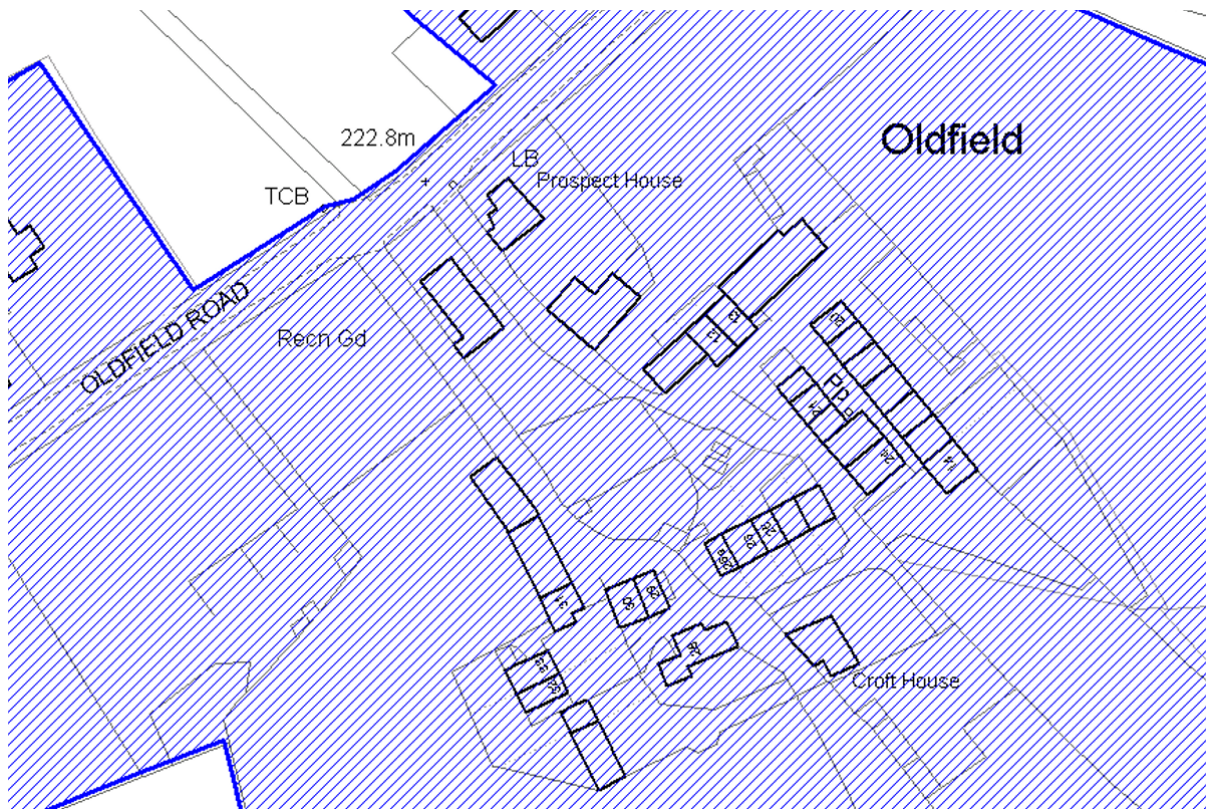
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The application seeks permission for the creation of 2 off street parking spaces within the neglected garden area on at land to the North of No. 29 Oldfield, off Oldfield Road, Honley, Holmfirth, HD9 6RL.

The land under ownership of the applicant falls within the Oldfield Conservation Area.

The proposed alterations are minimal and can be seen to be beneficial to the longevity of amenity within the Conservation Area, highways and safety. The land cannot easily be seen from any public highway. NB the lane through the upper hamlet is not a PROW and is also owned by the applicant.



A Listed Building map search indicates that No 29& 30 are grade II listed buildings.

The listing description for these nearby properties is as follows;

Handed pair of houses. Early C19. Hammer dressed stone. Stone slate roof with central ashlar stack. Three storeys. North-west elevation: entrance to right and left with 2 central 3-light stone mullioned windows. To first and second floors each dwelling has one 5-light stone mullioned window. South-east elevation: 2 bays: each dwelling has one 5-light stone mullioned window to first and second floors and one 2-light stone mullioned window to ground floor.

Listing NGR: SE1361110297

The only relevant planning history on the public records, relating to this property/land is;

[2024/92117](#) - Work to Trees (within a Conservation Area) (**APPROVED**)

PROPOSALS

The proposals do not impact on the existing structures and have minimal impact given the secluded location.

The repairs of fallen and damaged boundary walls will present a visual improvement and offer a benefit to the amenity of The Conservation area.

No.29, the host dwelling, is not afforded any off street parking at present along with many of the surrounding properties. These are forced to park away from the respective properties, generally on Oldfield Road. This, we contend, creates a highway safety issue. There is very little space within the hamlet to provide an alternative solution than what is presented with this proposal.

The proposals are to create 2 off street parking spaces and reinstate the formal garden area.

This proposal aims to reduce the current burden of multiple cars having to park at the end of the access track on Oldfield Road. This results in the width of the highway being reduced, visibility splays being reduced and making manoeuvres to and from the hamlet more dangerous than they need to be.

The lower hamlet lane is a PROW and regularly used by walkers.

The existing site is in an unkept state of rough topsoil, boundary vegetation and damaged surrounding dry stone boundary walls.

There is an existing outbuilding (former privy) within the site that will not be changed or impacted as a result of the proposed works.

Part of the existing boundary wall to the West, circa 3.5m, has collapsed with a further 3m of the wall deflecting by circa 200mm and could imminently fail also. A further section of the wall to the North has also failed with stonework appearing unsafe to the neighbouring driveway.

KMC Local Plan policy 35 states that *“development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.”*

We contest that the proposed works, repairs and added ecology & biodiversity benefits will largely improve the visual amenity of the area and provide a substantial benefit to the longevity of use of the land and provide a safe parking provision for the dwelling for future use.

The unkept land, in the area of the proposed parking area, is to have the topsoil removed and replaced with locally sourced crushed stone with a 20mm of limestone surface on top to form the parking area. This provides a security benefit from sound when walked/driven upon along with drainage with it being fully permeable. The further section of the land will be laid to grass and flora/vegetation as a formal garden which will significantly improve the visual amenity of the land and Conservation Area.

A section of the boundary wall to the South circa 5m will be removed to allow vehicular access and a reclaimed natural stone gatepost installed at the righthand side of the new access in line with Policies LP24 and LP35 to retain the significance of The Oldfield Conservation Area.

The space proposed for parking will allow for 2 No. car spaces and provides enough room to arrive and depart in a forward gear as demonstrated within the drawing package.

The areas of boundary wall that have collapsed or unsafe will be repaired, in dry stone wall, reusing existing stone which will ensure safety and improved visual amenity also.

The addition of extra green space and new vegetation/flora will provide a large benefit to biodiversity and ecology whilst again ensuring a much-improved visual appearance of the site to benefit the Conservation area.

USE

The use of the land is not changing, the land is associated with No 29 as a garden, albeit neglected by previous property owners.

The proposed use of the site will not change as a result of this application it will still be garden/associated land to No. 29 Oldfield.

PROPOSED APPEARANCE

We contend the proposed works significantly enhance the overall setting, safety and access.

MEANS OF ACCESS

The new opening, to enable vehicle access will be formed. Removed stone will be used to repair the dry stone walls around the site.

LANDSCAPING

There are no major changes to the landscaping but we contest that the existing landscaping will be greatly improved.

ECOLOGY

We believe that with added green space and vegetation the ecology of the immediate area will be enhanced.

HIGHWAYS

The proposals have no impact on the highway/vehicular movements but aim to improve highway safety by creating off street parking and removing the need for parking on the highway.

LAYOUT

There are no layout changes as part of this application

SCALE

No change

CONCLUSION

Considering the safety, visual amenity and potential environmental enhancement we contend the proposals provide a benefit to the current user, future property users and setting as a whole.

The proposals provide a significant benefit to the Listed host dwelling and Conservation Area 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





