

Client:

Mr C. Dixon

Title:

Planning Statement

Project:

Proposed single storey rear extension and erection of a porch.



Date:

14.01.2025

Ref:

293-25-R1

Location:

**The Gables
Towngate
Hepworth
Holmfirth
HD9 1TE**

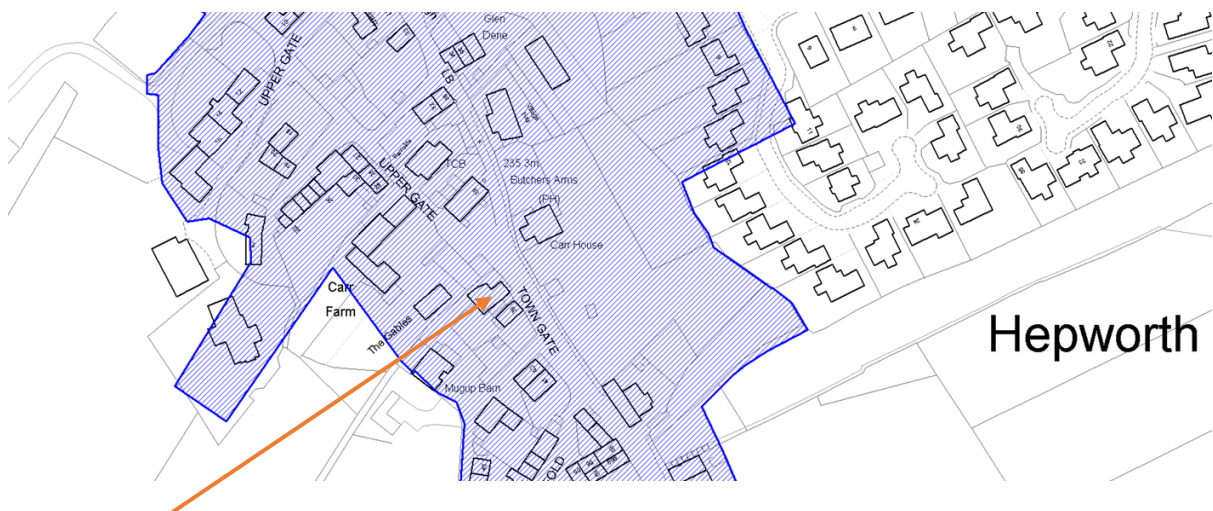


Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Householder Application (within a Conservation Area) for the erection of an outbuilding at The Gables, Towngate, Hepworth, Holmfirth, HD9 1TE.

Context

- The site is situated within the curtilage of the Hepworth Conservation Area and therefore Kirklees planning policy guidance on conservation areas has been consulted and designed accordingly. The property is not Listed.
- The existing site covers 0.0154 hectares.
- The property is a two storey detached stone property circa 1800's with access to the front served off Towngate with a driveway providing off street parking for a single vehicle.
- A Lawful Development Certificate was granted on the 12th November 2024 for the erection of an oak framed porch canopy, this has not been implemented to date.



Amount and Appearance

- The application seeks approval for a single storey rear extension and a porch structure. The proposed extension will be part below ground due to the raised rear garden/patio levels. The elevations of the extension that are visible are to be faced in render to match the existing gable elevation of the property with a stone banding course. The proposed porch structure is to be constructed of natural stone with an oak framed enclosure over similar in appearance to the approved LDC scheme.
- The proposed design accords with SPD guidance in terms of scale and positioning.

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- The proposed rear extension is not visible from any vantage points and cannot be seen when viewing the context of the Conservation Area. The front porch is an attractive functional addition that will enhance the immediate street scene and the wider context of the Conservation Area.

POLICY LP35: Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development.

- The extensions have been designed to harmoniously fit into the existing site in an unused area to the rear and front aspects and has adopted a similar architectural style and scale as the existing surrounding properties.
- The proposal outlined in this application aims to meet any points in relation to policy LP35 of the Kirklees UDP:

“Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:”

b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;

- The material palette used for the proposal has been selected to match that of the existing dwelling along with the immediate and wider context, and the conservation area as a whole and therefore complies with policy LP24 of the Kirklees UDP.
- In conclusion, the proposal will have no detrimental impact to the Conservation Area and will also improve some aspects of the current property.

Scale & Access

- The proposal forms minimal additional scale to the existing property and off street parking arrangements will be unaffected by the proposal.

Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

