

Heritage Statement

136 Gomersal Lane

Cleckheaton

Project No	ODS_25/1000
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Revision:	/ A

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Introduction

This heritage statement supports a householder application at 136 Gomersal Lane, which lies just outside but adjacent to the Gomersal Conservation Area. It assesses the impact of the proposals in line with the NPPF, the Planning (Listed Buildings and Conservation Areas) Act 1990, and Kirklees Local Plan policies LP24 (Design) and LP35 (Historic Environment).

Site Context

Gomersal Lane is a mixed residential street of detached and semi-detached dwellings, with a stone-built public house opposite the site. The application property is not listed and lies outside the conservation area, though it shares a boundary to the east. Views from within the conservation area are limited to the front elevation and roofscape, with the rear screened by existing boundaries and neighbouring development.

Several nearby properties have been significantly extended, giving the street a varied suburban character. The application site contributes to this setting without forming part of the historic core that underpins the conservation area's significance.

Relevant nearby applications include:

2021/62/90299/E – Demolition of existing dwelling and erection of detached dwelling

2018/62/93704/E – First floor rear extension, single storey front extension and roof alterations

2004/62/91106/E3 – Single storey extensions

84/62/01645/A1 – Extension to form garage and kitchen with bedroom over

2023/62/93270/E – Extensions to form two-storey dwelling

2009/62/92084/E1 – Dormer extension



Existing Building

The property is a two-storey detached dwelling with a flat-roofed detached garage, kitchen/dining and living space at ground floor, and three bedrooms with bathroom above. A single-storey sunroom extends to the rear. Its front elevation is modest, aligning with the established building line of Gomersal Lane.

Proposed Development

The proposals seek to enhance the existing dwelling through a carefully considered combination of internal and external alterations. To the rear, new extensions are introduced to provide additional living and bedroom accommodation, replacing the existing single-storey sunroom and allowing the property to function more effectively as a modern family home. The principal rear projection extends 4 m beyond the existing building line, which is consistent with what would be permitted under permitted development rights and in line with extensions already approved to neighbouring properties along Gomersal Lane.

The detached garage/storage structure has been incorporated into the main house, with the street-facing elevation brought forward while retaining the appearance of a flat roof. Importantly, the original house remains the dominant element of the composition, with new development set back to ensure it does not read flush with the existing front elevation. At first floor, the internal layout is rationalised, delivering improvements to the master bedroom suite and bathroom arrangements. The proposals also respond to the needs of a growing family and evolving working patterns by increasing the size and functionality of bedrooms and providing flexible home office space.

A new rear entrance is introduced, together with the reinstatement of a currently overgrown access along the west boundary of the site. Importantly, the overall height, ridge line and principal massing of the dwelling remain unchanged, and the front elevation visible from the conservation area experiences only minimal alteration. The footprint of the side extension is designed to align with the footprint of the existing detached garage, which sits on the boundary with No. 138 Gomersal Lane and falls within the applicant's ownership. The two-storey extensions are directed to the rear of the dwelling where they remain discreet in public views from the conservation area.

Their scale has been carefully considered to minimise impact on the street scene, with the bulk reduced as far as possible from projecting to the side while still providing usable and functional internal space. The design approach, including the use of sympathetic materials and proportions, ensures that the extensions respect the host property and integrate with the varied architectural character of Gomersal Lane.



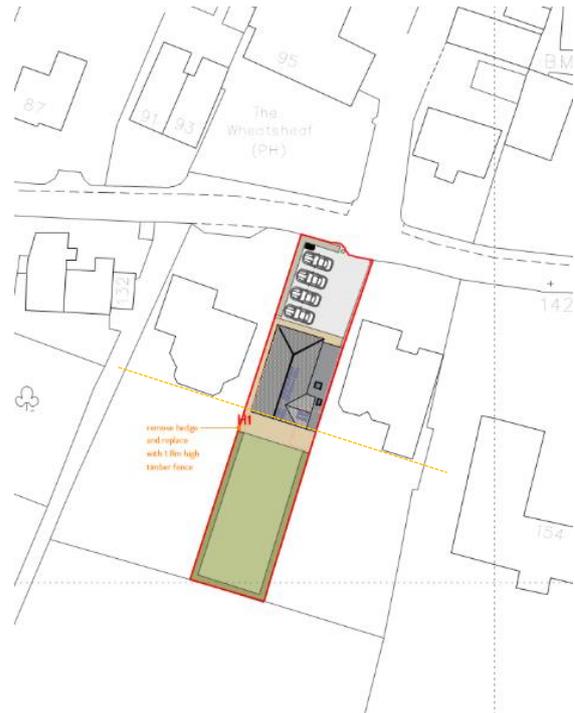
View down side of existing property to overgrown access to rear garden (approx. 1m)

Assessment of Heritage Impact

The Gomersal Conservation Area is defined by its stone dwellings and historic streetscape. The application property, while adjacent, reflects the suburban character of the wider lane rather than the historic core.

As the front elevation, ridge line, and massing remain unchanged, the contribution of the property to the conservation area setting is unaffected. Extensions are concentrated to the rear and discreet from public views, ensuring the character and appearance of the conservation area are preserved. The sensitive incorporation of the garage footprint and restrained scale of development ensure the original dwelling remains the dominant element.

Neighbouring properties have been similarly extended, and the proposals align with this established pattern while avoiding harm to heritage significance.



Policy Compliance Summary

LP24 (Design): Proposals are proportionate, functional, and sympathetic to the host dwelling and street scene, with most changes focused to the rear.

LP35 (Historic Environment): Proposals preserve the character and setting of the conservation area by retaining the front elevation and limiting visible change, ensuring no harm to the historic environment.

Conclusion

The proposals at 136 Gomersal Lane have been designed to be sensitive to the setting of the Gomersal Conservation Area. The main visual presence of the property from the conservation area is unaffected, with extensions directed discreetly to the rear.

Given the context of neighbouring extensions and the careful, proportionate approach taken, the development is consistent with the NPPF, the Planning (Listed Buildings and Conservation Areas) Act 1990, and Kirklees Local Plan policies LP24 and LP35.

It is therefore considered that the proposals are acceptable in heritage terms and should be validated and supported accordingly.