

Thursday 23 October 2025

Heritage Impact Assessment**Property Ref: 26 LINEFIELD ROAD, BATLEY, WF17 0ES****1.00 Introduction**

1.01 I am writing in reference to the above property, in support of a planning application to extend the garage, change the existing roof of the dwelling. The side extension, garage and amendments to the rear roof have been approved as part of a previous application (2024/62/93283/E)

2.00 Existing Character Assessment

2.01 Linefield Road presently hosts a number of large 2 storey detached Victorian villas to the north, with more modest single storey bungalows to the south, of more recent construction.

2.02 The existing properties are constructed from natural coursed stone along the west side of Linefield Road, with some rendered elevations to the east. The original Victorian villas typically have natural slate roofs, with the more recently constructed dwellings having used concrete roof tiles.

2.03 The host property is single storey, having used a contrasting stone cladding and concrete roof tiles. The property has a detached garage to the west which is of similar materiality but with a flat roof. An extension to the rear has three gables tying into the main body of the roof, with lightweight construction.

3.00 Heritage Impact

3.01 The proposal seeks to increase the roof height, thereby enhancing the property and its historic setting.

3.02 The garage, side extension, rear roof amendments have been approved in a previous application

3.04 The new roof will be a hip roof, in line with the existing roof so as to remain sympathetic to the conservation area.

4.00 Conclusion

4.01 The proposal seeks to increase the roof height by keeping the overall hipped roof shape and raise it higher to create a loft space.

Yours sincerely

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