

HERITAGE IMPACT ASSESSMENT/PLANNING STATEMENT

location 14 Manor Road, Farnley Tyas, Huddersfield, HD4 6UL
application Erection of Single Storey Rear Extension (Permitted Development)
client/applicant Mr & Mrs A Buckle
job number 25/1195
date December 2025

Ltd
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The application seeks Certificate of Lawfulness approval erection of single storey rear extension (Permitted Development) following KMC requiring a previous approval to be reduced to a level that rendered the scheme far less attractive to our clients, bordering unfeasible. The extremely small, reduced extension, recently approved, provides little to no gain of benefit to the dwelling.

The property is not a listed building but does fall within the Farnley Tyas Conservation Area. The property does still have permitted development rights.

Address

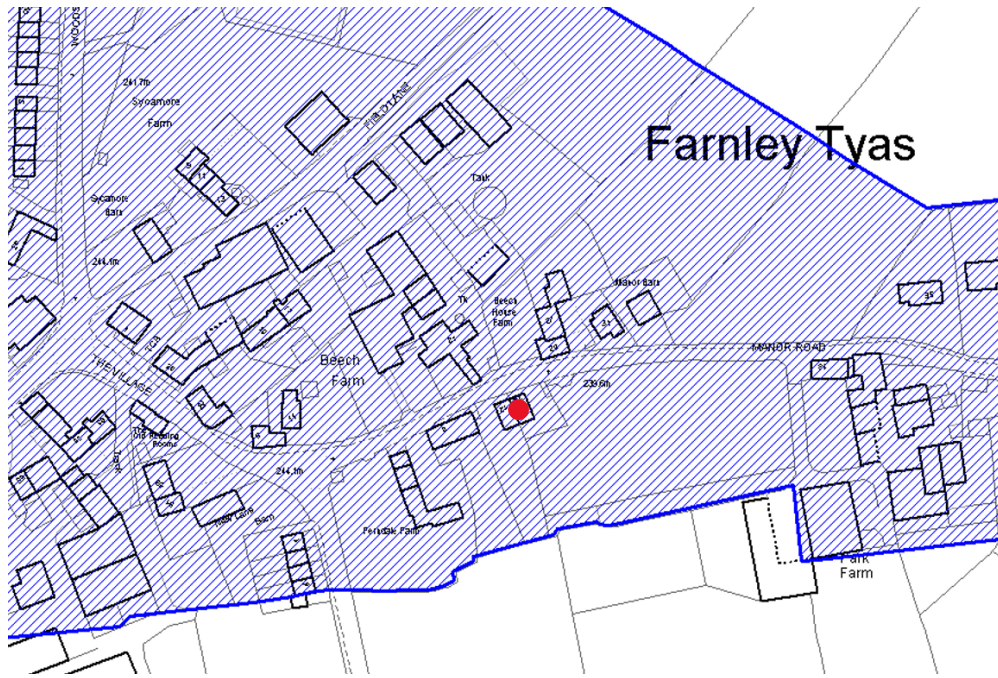
14 Manor Road,
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Constraints

- This property is in a conservation area (FARNLEY TYAS)
- 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

The significance of Conservation Areas are outlined by Kirklees as follows; *“Conservation area status imposes a duty upon Kirklees Council to preserve and enhance the quality and character within. Designation as a conservation area supports existing development policy in the Kirklees Unitary Development Plan (UDP) to ensure that the quality, fabric and character is preserved and enhanced.”*



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

- [2025/91880](#) - Erection of single storey rear extension and associated alterations (within a Conservation Area) (**APPROVED**)
- [2024/91754](#) - Erection of single storey rear extension, partial demolition of existing rear wall, door opening to garage (within a Conservation Area) (**REFUSED**)
- [2016/93778](#) - Works to tree(s) within a Conservation Area (**APPROVED**)
- [2016/93524](#) - Erection of two storey side extension and change of use of land to domestic curtilage (within a Conservation Area) (**APPROVED**)
- [2016/93177](#) - Erection of detached dwelling with attached garage (within a Conservation Area) (**REFUSED**)
- [2015/90409](#) - Erection of single storey side extension (within a Conservation Area) (**APPROVED**)
- [2010/90318](#) - Extension to time limit for implementing existing permission no 2004/94753 for erection of single storey extension (within a Conservation Area) (**APPROVED**)
- [2004/94753](#) - Erection of single storey extension (within a Conservation Area) (**APPROVED**)

PROPOSALS

The proposals forming this application have been forced due to KMC requiring a recent householder planning proposal be reduced to such a level that the final output became so small, it renders the project potentially unfeasible. ([2025/91880](#))

The proposals formed as the subject for this application are to form a new single storey flat roof extension to the rear of the **original property** with associated internal alterations.

Its important to note the side wall to the existing living room is not an original wall, as such this proposed extension does not abut an original side wall and is entirely a single storey rear extension to the original property.

The proposed extension is to extend 3m from the original rear wall of the dwelling in accordance with PD criteria within Article 2(3) land.

The new glazed opening that is proposed to replicate the existing openings to the rear elevation albeit slightly enlarged. We contest that this does not create a modern aesthetic and follows direct influence from the vernacular of the locality. Furthermore, it is also very similar to the one proposed under the recent householder application that was supported and approved. All new openings are to be dressed in ashlar stone heads, sills and jambs where required to ensure contextual mimicry.

A single roof lantern is proposed to the flat roof above to ensure sufficient levels of natural light and to minimise the requirement of artificial lighting and therefore improving the energy consumption of the dwelling.

The parapet roof will have ashlar copings to further ensure the proposed design is sympathetic to the locality and the host dwelling.

The flat roof coping will be 3m from the existing ground floor level (slightly less to eaves) again, in accordance with PD criteria within Article 2(3) land (Farnley Tyas Conservation Area).

The existing external wall is to be removed to open up the kitchen area with 2 new steps down to the lower ground floor level proposed. The step down is required to provide sufficient head room within the proposed extension.

Where existing external walls and stone are to be removed, the material is to be reused within the construction of the proposed extension to improve the aesthetic and symbiosis of the extension to the existing dwelling.

No trees are to be impacted as a result of the proposed works.

USE

The proposed use of the property will not change as part of this application.

PROPOSED APPEARANCE

We contend the proposed works enhance the overall setting, safety and access. All changes to the appearance are shown within the drawing package for this application.

MEANS OF ACCESS

There is no change to means of access as a result of the proposed works.

LANDSCAPING

There are no major changes to the landscaping.

ECOLOGY

There is no impact on ecology as a result of this application, the building is well sealed and has limited scope for ecology. Furthermore no ecology scoping surveys formed part of the previous/recent other two householder planning applications.

HIGHWAYS

The proposals have no impact on the highway/vehicular movements and have no intensified use.

LAYOUT

The layout is subject to minimal changes which are indicated within the submitted plans.

SCALE

The increase of scale is restricted by Permitted Development criteria for projects that are situated within Article 2(3) land. The proposals meet all of the criteria and we contest the proposed extension is very modest in relation to the overall mass of the existing dwelling.

CONCLUSION

We contend the proposals provide a benefit to the current users, the general public 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









