

Statement in support of householder planning application for a single storey side extension at **5 St Mary's Road, Honley, Holmfirth HD9 6BQ**



Jim Granger Architecture and Design Limited has been instructed by Mrs Alexes Gould to prepare a Householder Planning Application for the erection of single storey side extension at 5 St Mary's Road, Honley.

St Mary's Road is a quiet cul-de-sac which joins Church Street 50m from the intersection of Southgate, Eastgate and Westgate in the centre of Honley. The narrow road loops around St Mary's Church and is bounded by high stone walls with access points to a variety of different dwelling types including the early 19th Century Honley House which is grade II listed and the smaller scale terraced cottages of Swift's Fold.

The application site sits at the head of the cul-de-sac and is a stone built semi-detached dwellinghouse which fronts a paved parking apron. The neighbouring property benefits from a two storey side extension completed in 2025 – app no. 2024/62/92157/W – whilst the host property has an existing side element, a vestige of the original street pattern.

Internally at ground floor the dwelling features a long kitchen dining space with an attached snug accessed through a narrow door opening in the existing gable wall. Connectivity between

the spaces is restricted which has prompted the applicant to seek permission to infill the tapered external paved area and remove existing walls to create an open plan space better suited to family living.

The proposed scheme features a coursed natural stone flanking wall which springs from the chamfered corner of the rear block on the line of the existing patio area. To the front return a green oak frame is proposed, direct glazed to offer views of the courtyard below a stone slated leanto roof with a central rooflight.

Internally steelwork to specialist detail will create a single volume whilst externally the existing freestanding stone wall will be removed to better utilize external amenity space.

It is opined that a small scale addition to an existing dwelling within an established, sustainable location – with negligible impact on residential or visual amenity – meets the aspirations of the NPPF, Local Plan and associated Supplementary Planning Documents and should be supported by the LPA.

5 St Mary's Road in in Flood Zone One with low risk of flooding.

Heritage Assessment

The Honley Conservation area extends from the confluence of Mag Brook and the River Holme in the North to Old People's Park in the South and the application site sits centrally within it.

Although there is no appraisal of the area it is based on a dense built core with narrow streets and small courts set within a wider wooded valley. St Mary's Road forms part of a network of historical streets which serve yards – or Folds – grouped around the Church. The properties are generally modest in scale with a simple architectural language based on traditional materials - predominantly stone and slate although elements of render are now evident. Plots are also small with limited external space with many properties defining the road edge.

The proposed scheme is an infill single storey side extension. It is set back from the principle elevation and under the first floor windows ensuring the extension is both understated and subservient. The footprint follows the line of the existing hazel hurdle which is similar in height and is partially screened by the drystone wall to St Mary's Mews. Coursed natural stone and a stone slate roof covering will stitch the addition into the existing fabric whilst the introduction of an oak framed window will offer interest to the Courtyard and reference the adjacent canopy. The impact of the proposed extension on the wider conservation area is considered to be negligible.