

# HERITAGE IMPACT ASSESSMENT/PLANNING STATEMENT

---

location 2 Hoyle Beck Close, Linthwaite, Huddersfield, HD7 5RB, HD7 5SD.  
application Erection of Detached Garage/Store and Single Storey Side Extension.  
client/applicant Mr & Mrs T Good  
job number 26/1295  
date March 2026

---

Ltd  
**PAUL MATTHEWS**ARCHITECTURAL

## ARCHITECTURE | PLANNING | DESIGN

Malkin Farm  
Brow Lane  
Holmfirth  
HD9 2RJ  
07946872499

[paul@paulmatthewsarchitectural.co.uk](mailto:paul@paulmatthewsarchitectural.co.uk)

[www.paulmatthewsarchitectural.co.uk](http://www.paulmatthewsarchitectural.co.uk)

Company Registration Number: 09898149 - Company Registered in England and Wales

- This Heritage impact Assessment/Planning Statement is commensurate with the proposals/impact on the Conservation area setting.
- The application seeks planning approval for a modest single storey side extension and a detached Garage /Store to the subject property.
- The site is located within the Linthwaite Conservation Area.
- The property has had PD (Permitted Development) rights, Classes A (enlargement, improvement, or other alteration of a dwellinghouse) + D (Porches) removed under the original planning approval reference ([2015/90374](#)).
- The property is not the traditional type of property one would expect to find within a conservations area. The age, design, style and materials offer no positive contribution to the historical context of the Linthwaite conservation area – refer to photos within this brief heritage impact assessment.
- The existing dwelling is a 3 storey detached dwelling. 1 of 5 within the crescent shaped modern development.
- The subject property is set back from the principal highway, Hoyle Ing. Accessed off Hoyle Beck Close, an adopted highway.
- The property is built with a modern twist mixing artificial stone with cream coloured render. The property has a gabled roof which accommodates rooms within the roof space. The roof is covered with concrete tiles, incorporating standard velux type rooflights (not conservation type). The property has grey Upvc window and doors.
- The property has parking to the front for 3 vehicles with a small front garden and path to the North Eastern side leading to a rear garden.
- The area of the proposed single storey flat roofed extension is an underused space that receives very little sunlight and as such grass will not grow. The area has been used for the placement of a garden shed and a soft (wood chip covered) play area for the applicants children.
- The property is one of 5 similar properties on this modern development.
- The proposed garage/store is located to the front of the property but offset to align with the North East boundary. The proposals retain direct access to the rear of the property via the proposed timber gate.
- The proposals retain 3 off street parking spaces, all as existing.
- Given the crescent style layout the site doesn't adopt a formal build line, despite the garage projecting in front of the subject property the setting is not compromised given the subject

property is at the end of the modern development arranged perpendicular to the other residential properties lining Hoyle Ing.

- The property still retains the bulk of the front garden and all of the useable rear garden space. As noted previously the location of the proposed single storey side extension is on an area that is underused due to a lack of natural daylight/sun.
- We understand that site remediation was carried out at the time the properties were developed and therefore no further site investigation/remedial works is required for this householder application.
- The proposals follow the existing design/materials. Ones which we contend would not normally be expected with a conservation area setting but we consider it important to retain and follow the existing design/theme particularly with regards to material.
- Given the small-scale nature of the proposals and the lack of prominence, it is considered that the proposals will have a neutral impact on the Linthwaite Conservation Area, adhering to the statutory duty to preserve or enhance the area.
- Overall we contend that the proposals do not negatively impact on the conservation area setting and therefore the proposals comply with Policy LP35 of the Kirklees Local Plan.
- It's important to note the proposed extension and detached garage/store does not project beyond the boundaries of the property and has a solid masonry wall (no openings) on the side elevations adjacent to the boundaries.
- The application does not impact any landscaping treatments.





