Consultation Response from KC, Conservation & Design
2026/90868 Land north of, 39, Hightown Lane, Holmfirth, HD9 3HY
Erection of detached dwelling (part within a Conservation Area)
Date Responded: 5/6/26 Responding Officer: SC Responding Ref:

The character of the Conservation Area is generally two storey dwellings with occasional three storey buildings, constructed of natural stone. Many of the houses have front boundary walls constructed of natural stone with attractive stone gate piers and hedges over the top of the walls. This area also benefits from a substantial amount of soft landscaping, trees, shrubs and front gardens with greenspace. Proposals should comply with Policy LP24 and LP35 of the Local Plan.

The submission of further details are useful showing the new dwelling in the context of both adjacent dwellings in terms of height, width and form.

The new dwelling should be no higher than the adjacent existing dwelling.

It is noted that the Design Process at Section 9, P.12 of the submitted Design and Access Statement includes earlier versions of potential designs. Some of these included a lower dwelling at the frontage, or the introduction of more greenspace.

The current proposal is for a three storey dwelling (including a substantial basement). The appearance is quite dominating in the street scene due to the three-storey height with the substantial basement. The lack of soft landscaping and front boundary wall would also contribute to this dominance.

The following amendments could help the new dwelling to assimilate better into the Conservation Area;

- Could the basement be reduced in height, thereby also reducing the eaves height.
- Reduce the dominance of harsh use of solid materials at basement level – are there any options for soft landscaping to soften the appearance to blend in with the Conservation Area and to compensate for loss of trees/greenspace at this site.
- Reduce height and width of dormer, check cladding materials to be appropriate.
- Align the front door with the upper windows above.
- Align roof light with windows below.

Suggested Conditions

- Use of appropriate materials including natural local stone, natural slate
- Windows and doors shall be recessed by 75-150mm
- Soft Landscaping