

Heritage / Design Statement

Householder Application for Planning Permission
for an extension to a dwelling in a Conservation Area

Extension and Alterations

2 New Street

Golcar

Huddersfield

HD7 4DZ

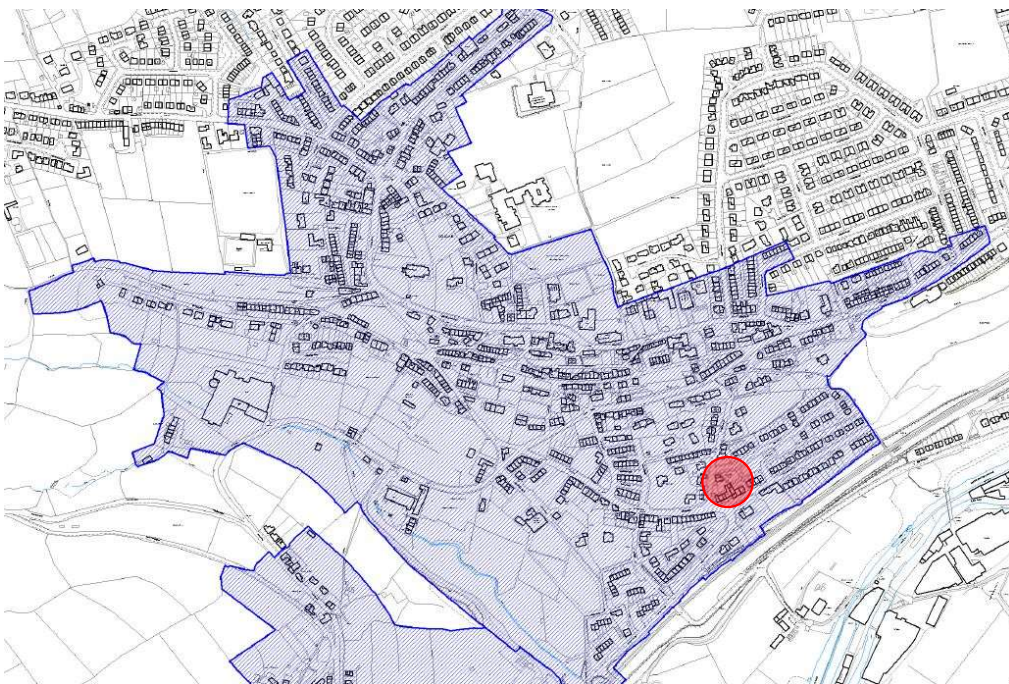
1.0 Introduction

This Heritage and Design Statement relates to proposed alterations to a detached dwelling and has been produced to inform the local planning authority of the significance of the building and the impact of proposals within the conservation area.

2.0 The Property

2 New Street, Golcar, Huddersfield HD7 4DZ

The property is situated in the lower southeast corner of the Golcar Conservation Area



Location of 2 New Street in the conservation area

The building is accessed directly off New Street

The property boundaries are defined by existing coursed stone walls and timber fences

The external fabric of the building comprises slate roofing, new stone walling with stone heads and cills and stone jambs and quoins.

Existing windows are modern double-glazed timber with horizontal mid glazing bar

The main entrance door is composite

Rainwater goods are modern profile upvc.

3.0 Site Context

2 New Street is a detached two storey property situated in the lower side of the Golcar Conservation area approximately half a mile from the centre of Golcar and one mile from Milnsbridge. The location is ideal for all shopping, local services transport routes and schools etc.

The building sits on its own plot and has neighbouring properties to the south of the dwelling.

The surrounding land has limited trees which have a tree preservation order in place (conservation area).

The dwelling has limited external land to the front side and rear and has stone walls and timber fence boundaries.

Access to the property on New Street is via Scarhouse Lane which is a steep C road.

The property has parking available which is under part of the dwelling first floor (undercroft). There is also unused space to the side of this used for storage.

New Street is a quiet C Road which is a cul de sac and therefore has limited traffic movements during the day. There is also plenty of on road parking provision if necessary.

4.0 The proposal

The proposal of the application is to improve the living arrangements, economy and use of the building internally to the applicants' requirements sustaining the character of the dwelling and site.

The main proposals are as follows:-

Extend the ground floor footprint within the external undercroft and adding small rear extension to provide more living space.

Provide off road parking to the side of the dwelling to retain 2 spaces.

Extend a dropped a drop kerb to highways standards for the second off road parking space.

5.0 Planning History

2 New Street is a modern dwelling approximately 12 years old.

The property has had one previous planning application approved ref 2018/94088.

This application expired in 2021. The new application is very similar to the expired proposal.

6.0 Policy

It is acknowledged that in conservation areas that special attention is given to the character and appearance of buildings and any work proposed, these policies are covered in the Planning Act 1990 and the NPPF

BE1 Strategy – the proposals are visually attractive and in keeping, more energy efficient

BE2 Quality of design- matching materials to be used – similar highways approvals have previously been approved

BE5 Conservation areas – Limited alterations to the existing building

BE8 Development – Footpaths and hard surfacing will match existing

BE11 Space about Buildings – existing space is minimal and will be maintained except where new parking provision off road is provided. No material change.

7.0 Summary

The existing appearance of the building and conservation area will be maintained.

The alterations proposed are limited in scale and will not be imposing on any neighbouring properties.

The changes to the dwelling will provide improved living space for existing and future inhabitants.

A previous application was approved in 2018 that was very similar to this application.

The drawings associated with this proposal are

NS01 Location Plan

NS02 Existing Ground Floor / Site Plan

NS03 Proposed Ground Floor / Site Plan

NS04 Existing and Proposed Elevations