



Date: May 2026

Design & Access and Heritage Statement

Project: Garage conversion at 246 Fleminghouse Lane, Almondbury,
HD5 8TY

Job No. 3684

1. Introduction and Background

1.01. This document has been prepared to support an application for planning approval for a garage conversion at 246 Fleminghouse Lane – north-east of Almondbury village centre. The host dwelling is Grade II listed.



Figure 1: Application site shown by red marker in context of Almondbury village

- 1.02. The host dwelling is an early C19 stone house which has had multiple extension and additions throughout its lifetime. The detached garage to which the application relates, is not included in the listing and is an addition to the property built circa 1990.
- 1.03. There are several other listed buildings surrounding the site on Fleminghouse Lane and Finthorpe Lane to the south, including the Grade II* listed Thorpe Farm Barn on Finthorpe Lane. Along Fleminghouse Lane, there is a total of 8 Grade II listings.

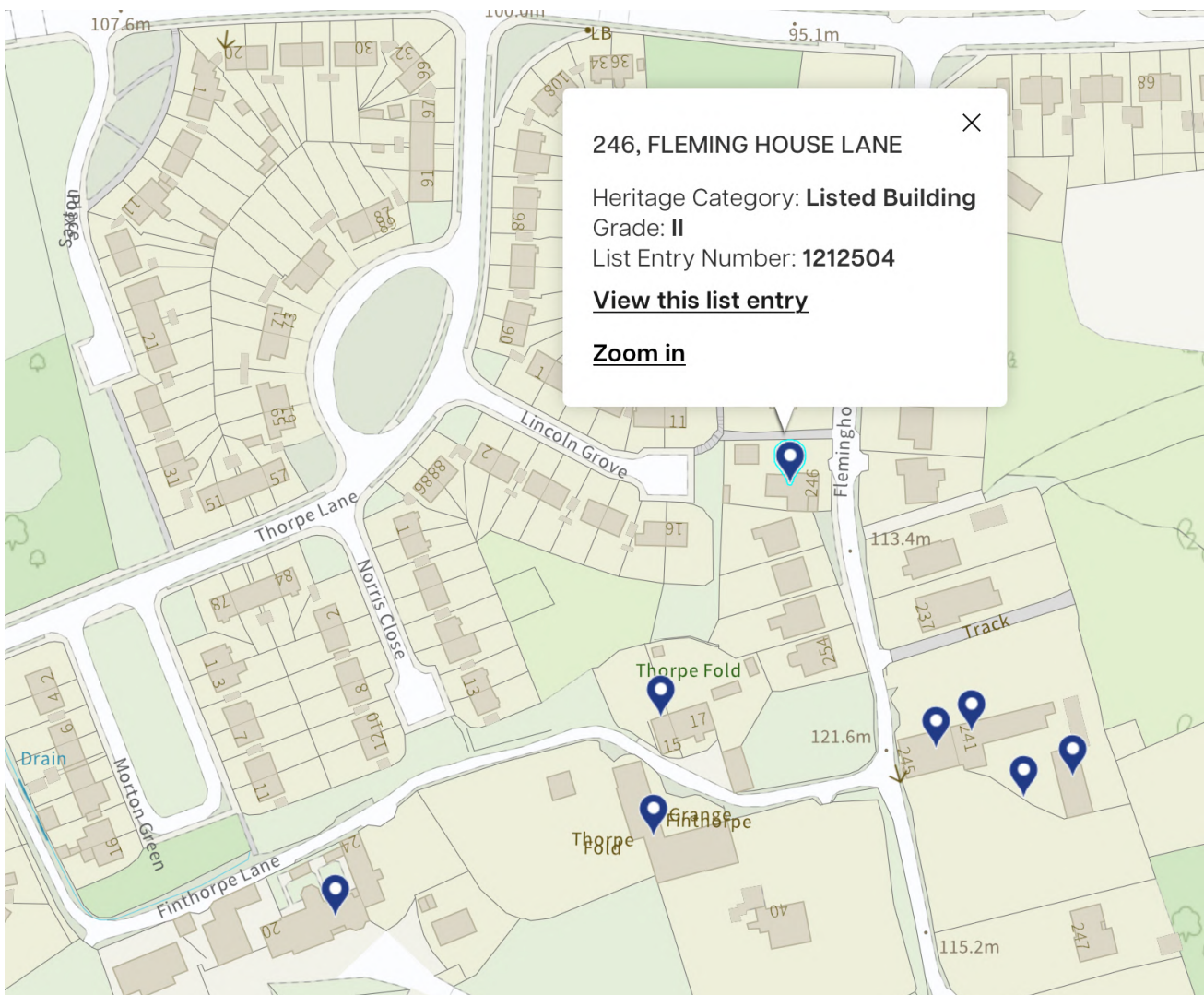


Figure 2: Application site shown in relation to surrounding listed buildings



Figure 3: Aerial view of site as existing



Figure 4: Google Street View image of site as existing

- 1.04. Fleminghouse Lane runs for approximately 150m to the south of the application site where it meets Fenay Lane. To the north of the site, Fleminghouse lane runs for approximately 100m where it meets a junction with Southfield Road, before stretching around 1km to a junction with the A629 (Wakefield Road). Other than St Michael & St Helen's Church, situated between no. 143 and no. 149, all of the buildings with frontages directly onto Fleminghouse Lane are residential dwellings.
- 1.05. The proposed development will have no detrimental effect to any of the existing Listed buildings in the surrounding area and specific efforts have been taken to ensure that the design is sympathetic to the character of the area and its host Grade II listed dwelling. This is further detailed in following sections.

2. Policy

- 2.01. With regard to the National Planning Policy Framework (NPPF) and the Kirklees Local Plan, the principal considerations relate to the impact of the proposal upon the significance and setting of the Grade II listed host dwelling.
- 2.02. Policy LP35 of the Kirklees Local Plan seeks to ensure that proposals affecting designated heritage assets preserve or enhance their significance. The proposed development relates to the alteration of an existing detached garage through the raising of the roof to create ancillary annexe accommodation. The garage is a modern addition to the site, approved in 1989, and does not form part of the historic fabric of the listed dwelling. The host property itself has evolved over time through a number of approved alterations and additions, including extensions and the erection of the detached garage in 1989, together with a further extension and internal alterations approved in 2017. In this context, the proposal represents a further modest and sympathetic evolution of the site which would preserve the significance and setting of the listed building.
- 2.03. Section 12 of the NPPF places significant emphasis on achieving well-designed development. In line with Policy LP24 of the Kirklees Local Plan, the proposal has been designed to respond positively to the scale, character and appearance of the host dwelling and its wider setting. Further detail is provided within Section 3 of this statement.
- 2.04. The proposal also accords with the objectives of the Kirklees Local Plan which supports the continued re-use and adaptation of existing buildings where practicable. The development represents the sensitive adaptation of an existing structure, allowing for its continued beneficial use whilst preserving the character and significance of the wider site.

3. Conservation and Design (Amount, Scale, Layout, Landscaping and Access)

- 3.01. In line with Policy LP24a of the Kirklees Local Plan, the form, scale layout and details of the proposed building will ‘respect and enhance the character of the townscape, heritage assets and landscape’.
- 3.02. The proposed development has been carefully designed to complement the existing detached garage and the wider character of the Grade II listed host dwelling. External walls associated with the extension will be constructed using reclaimed natural stone to closely match the existing garage and the traditional materials present across the site, ensuring a sympathetic appearance within the historic setting.
- 3.03. The amended roof form has been deliberately designed to remain visually subordinate to the host dwelling. The proposed ridge height will remain below the lowest principal roofline of the existing dwelling, maintaining the visual dominance and hierarchy of the listed building within the site.



Figure 5: Proposed North Elevation

- 3.04. The proposed roof design incorporates a modest overhang to the front elevation which assists in reducing the perceived visual height and massing of the altered structure. This approach softens the overall appearance of the development.



Figure 6: Visual showing proposed front elevation

- 3.05. An ashlar stone string course detail is proposed to provide a clear and high-quality transition between the rendered and stone elements of the building. In addition, the existing render finish will be improved and made good as part of the development, resulting in a more cohesive and visually refined appearance overall.



Figure 7: Existing render finish



Figure 8: Visual of proposed ashlar string course and render

- 3.06. The proposed first-floor link connecting the annexe accommodation to the garden has been sensitively integrated into the design and will extend over the existing pedestrian access to the garage to form a covered porch. This approach provides both functional and architectural benefit whilst minimising the visual impact of additional built form at ground-floor level.



Figure 9: Existing pedestrian entrance to garage



Figure 10: Visual showing proposed entrance to first floor extension

- 3.07. The proposed extension to the rear of the garage is limited to first-floor level only. This design approach allows for usable, covered space at ground-floor level for ancillary functions, including bin storage for three 240L bins, whilst ensuring these elements remain discreetly positioned and screened from public views along the street scene. The bins will remain easily manoeuvrable onto Fleminghouse Lane for collection.



Figure 11: Existing bin store, visible from Fleminghouse Lane



Figure 12: Existing storage area to rear of garage



Figure 13: Visual showing proposed storage area to rear of garage

3.08. There will be no alterations to the access of the site.

3.09. There will be no alterations to the parking provisions of the site.

4. Relevant Planning History

4.01. 28 April 1989 – Planning permission and Listed building consent refused for erection of extension and erection of double garage (89/02499)

4.02. 06 July 1989 – Planning permission and Listed building consent granted for erection of extension and erection of double garage (89/04026)

4.03. 26 January 1993 – Planning permission and Listed building consent granted for erection of replacement handrails to existing steps and erection of replacement gates to entrance (93/00384)

4.04. 24 February 2017 – Planning permission and Listed building consent granted for erection of extensions to rear, installation of rooflights, internal alterations and works to external garden areas. (2017/90670)