



Mr & Mrs N MacLeod,
The Old Parsonage,
Miry Lane,
Netherthong,
Holmfirth
HD9 3UQ

26506

Statement in support of proposed two storey rear extension at The Old Parsonage, Miry Lane, Netherthong, Holmfirth HD9 3UQ



JG-D has been instructed by Mr & Mrs Neil MacLeod to submit a householder planning application for the proposed erection of a two storey rear extension at The Old Parsonage, Miry Lane, Netherthong.

The application site is located approximately 0.4 miles from the junction of Thong Lane and A6024 Woodhead Road and 1 mile from the centre of Holmfirth. The area is rural fringe in nature with open fields to the West although new developments have been realized to the North and Heywood Homes are constructing 35 new homes to the South.



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The Old Parsonage as the name suggests is an early Victorian former Vicarage built between 1837 and 1840. It is set within well maintained extensive gardens and enjoys an elevated position at the end of a long drive above Miry Lane.

The property offers generous accommodation including large scale reception rooms, four bedrooms and a part cellar and has been previously extended (App no. 2016/ 93425) to provide a ground floor family room with access to the gardens.

The applicants are seeking to future proof the property with the addition of a two storey rear extension to provide accessible sanitary accommodation. The new element will extend an existing projecting bay to allow walk-in showers to be provided at both levels.

It is proposed to remove the existing 'entrance' wall and re-use the materials, augmented as necessary with locally sourced reclaimed material to match. The existing hipped roof from will be recreated to suit the enlarged footprint, and existing drainage will be re-used to minimize any perceived impact.

Although the footprint of the extension is <4m its siting excludes the use of Permitted Development Rights and has prompted this Householder Planning application. Miry Lane is in Flood Zone 1 with low chance of flooding.

In terms of planning policy, guidance is provided by the National Planning Policy Framework (NPPF) and the Kirklees Local Plan (adopted 27th February 2019). The site is allocated as Strategic Green Infrastructure Network on the Local Plan Proposals Map (and land to the rear is defined as Green Belt).

The principle of development is described within the House Extensions and Alterations SPD which seeks to ensure proposals are considerate to both the host dwelling and the wider street scene. As previously noted the proposed extension has a footprint of <4msqm and is effectively screened from view by the host building and surrounding landscape ensuring both visual and residential amenity remain unaffected by the proposals.

The existing vehicular access from Miry Lane leads directly to a double garage. There is sufficient space to manoeuvre allowing the applicants to access and egress in a forward gear.

The site provides a variety of habitat opportunities but roosting features in the form of bat tubes and sparrow terraces will be added integral with the building fabric as specialist detail.

Heritage Impact Assessment

The Old Parsonage is located within the Netherthong Conservation Area, defining the Western Edge in collaboration with Dean Brook. The area is characterized by its rural fringe setting with typically small scale former weavers cottages displaying a strong local vernacular of coursed stone and slate roofs.

There is currently no wider appraisal for the Netherthong Conservation Area and although a number of buildings are identified in the Holme Valley Neighbourhood



Development Plan as merit worthy – or appropriate for further evaluation - the application site does not feature.

The Old Parsonage is an attractive, well proportioned Victorian Vicarage with its principal elevation facing East, addressing the Gardens and Netherthong beyond. The proposed extension is to the rear, located at the elbow of the building and effectively screened by the host and the over mature woodland to the road. It will cover a small area of tarmacadam drive and effectively extends an existing small projecting bay.

It is opined that the proposed small scale of the addition and the re-use of existing and reclaimed materials to match will ensure that the extension will have negligible impact on both The Old Parsonage and the wider Conservation area.

The applicant believes that the proposals as drawn meet the policies of both the NPPF and Local Plan and should be supported.

