



Ms D Colling,
52 Knowler Hill,
Millbridge
Liversedge,
WF15 6DT

26502

*Statement in support of a proposed two storey side extension at 52 Knowler Hill,
Millbridge, Liversedge WF15 6DT*



JG-D has been instructed by Ms D Colling to submit a householder planning application for the proposed erection of a two storey side extension at 52 Knowler Hill, Millbridge, Liversedge.



architecture and design | info@jg-d.co.uk | www.jg-d.co.uk

The application site is located approximately 100m from Knowler Hill's junction with Bradford Road and equi-distant from Cleckheaton and Heckmondwike town centres.

Although the area is now mixed-use, it has historic links to the woollen industry, and parts of Victoria Mill, dating back to the Industrial Revolution, still remain on Carr Street. However, many other original mills have been replaced or intertwined by a range of housing, including the adjacent converted former Albion Inn, which is Grade II listed.

52 Knowler Hill is a 1960's two storey part rendered semi-detached property which faces the Highway. It benefits from a corner plot creating a wraparound external space whilst the host property enjoys two reception rooms, three bedrooms and an attached garage.

The applicant would like to enlarge the property and proposes to replace the existing single storey garage with a two storey side extension, creating a family room at ground floor and en-suite bedroom at first floor.

52 Knowler Hill 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 unallocated in the Local Plan although does form part of the larger Strategic Green Infrastructure Network.

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. The area beyond the application site is now largely residential and contains a mix of house types and styles. A proportionate extension is considered to be appropriate in this location. The existing plot has an area of 290sqm, the host dwelling a footprint of 75.3sqm and the proposed scheme 98.4sqm, an increase of almost 25% but still < 34% of the site area. The side extension is 4m wide but replaces the original garage resulting in an increase in width of 1.3m, an increase of ~15%.

Visual amenity is addressed by the form and materials proposed. The extension uses the same architectural language as the host property with a brickwork gable and rendered infill panels. It is set back and down from the original dwelling to show subservience which also reflects the general topography when viewed from Knowler Hill.

Residential amenity is retained by the location and orientation of the proposed extension. Principal windows to front and rear exceed separation distances whilst the first floor window to the side elevation is obscured. The neighbouring former Albion Inn has habitable windows at ground floor level but these are behind the existing retaining wall to Church Lane. Similarly the side windows proposed to the extension are screened by the existing boundary wall to the application site. The first floor window to the neighbouring gable serves a stair.

The proposed scheme removes the existing garage space but the external apron can accommodate three vehicles ensuring parking numbers are maintained. Bin storage and presentation remains unaffected.



Climate change will be addressed through the construction of the extension. The scheme is a self-build and local materials will be employed wherever possible. The existing garden is considered to offer little habitat but enhancement will be provided with bat and bird boxes integral with the building fabric as specialist detail whilst the proposed extension will be connected to the existing drainage.

Heritage Impact Assessment

The former Albion Inn is approximately 6.5m to the North-East of the application site and separated by Church Lane which leads to Christ Church 100m to the South (and also Grade II listed).

Although it doesn't share the same notoriety as the nearby The Shears on Halifax Road – the meeting place of Luddites who damaged machinery and mills in protest at the Industrialization of the Woolen Industry – the Albion Inn is a late 17/ early 18th Century double pile construction former public house which was first listed in 1984.

The Official List Entry (1313714) describes the changes that have been undertaken to the building fabric and the reverse orientation – the rear of the building faces Knowler Hill. The evolution has continued since listing and the former public house has been extended, converted into a dwelling, the original stonework revealed and planning granted for a first floor annex to the associated garage.

These changes have been supported by the LPA based on their subservience to the host building and in particular the 'principal' (sic) elevation.

The proposed extension of 52 Knowler Hill is opined to follow a similar logic. The proposed extension is set down and back from the host dwelling and well inboard of the site boundary. The existing stone walls and Church Lane create a clear break between the two properties and ensure the principal elevation remains legible. The set back and roadway similarly ensure that the double pile form, valley gutter and chimneys are also visible.

The immediate environs of Albion Mill – as well as the building itself - have continued to change and the erection of a proportionate extension to a neighbouring property when viewed in the context of works already undertaken are considered to have minimal impact on the setting of a listed building.

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

