

Heritage Statement

The site is located at the eastern edge of the Brierley Conservation Area. The site was developed in 2016 following the granting of planning permission for the erection of a large detached dwelling ref: 2016/0302.

The proposed annex is a small single storey building located adjacent to the site frontage to the rear of a stone boundary wall 1.5m high.

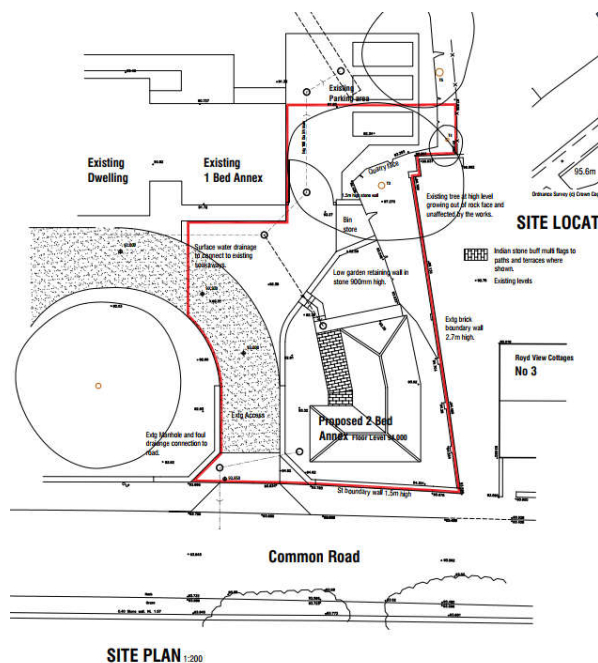


01. Site Frontage looking East.



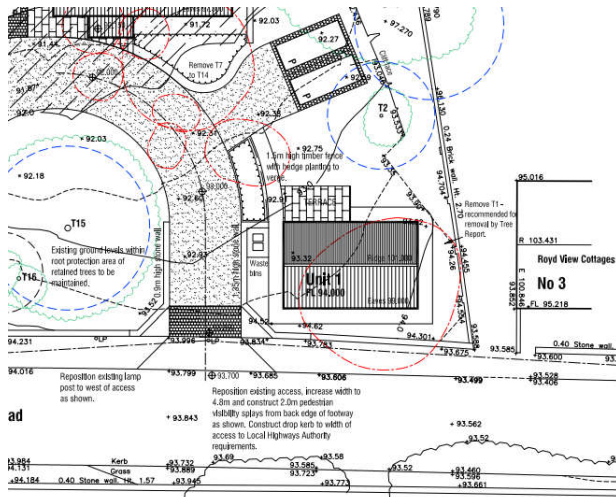
02. Site Frontage looking West

The existing site has a neutral visual impact upon the existing Conservation Area with the most dominant feature being the stone boundary wall. This is to be retained and the proposed annex is located to the rear.



03. The proposed building is of a scale that is proportionate to the site.

It is located on a similar footprint to a two storey building which was granted planning permission for this plot ref: 2013/0645 as part of redevelopment proposals for three dwellings – see extract from approved plan in fig 04.



04. Extract from previously approved plans showing two storey dwelling on the proposed plot.

The scale of the proposed annex has been kept to a minimum by adopting a similar hip roof design to the main dwelling.

Any harm to the visual amenity affecting the special character of the Conservation Area is considered to be very low and mitigated by the design and use of good quality materials such as natural stone walling and blue slate to the roof, which is a similar roofing product to the adjacent Royd View Cottages to the east, and more appropriate to the smaller scale roof than the artificial stone slate roof used on the host dwelling.

In summary we consider that the development is not inappropriate and has no negative impact upon the Conservation Area.

MBooth Design