

PROPOSED SEPARATION OF 2 BED HOUSE WITH 1 BED ANNEX TO

2 BED HOUSE AND 1 BED FLAT

4 NEW ROW BADSWORTH

HERITAGE STATEMENT

Badsworth village is formed around Main st., Back Lane and Ninevah Lane, with lateral roads off these main routes serving a tight cluster development of buildings and spaces which is the character of the village.

Part of the village is now designated as a conservation area and this is shown yellow in the attached plan.

The application site of 4 New Row is identified in red on the plan and sits within the conservation area.

The significant asset building of St Marys church is identified in blue

New Row is a pedestrian footpath linking Main St., with Back Lane, with residential properties on the north side and garden/ allotment areas on the south side.

Although the application site is within 60 mtrs. of St Marys Church, the property has no direct visual impact on the church.

Planning permission has been granted for part of the existing building to be used as a self contained annex. The proposal is to change the planning and legal status of the annex, to be a self contained dwelling.

There are no external alterations proposed with the exception of a low stone wall across the yard to form separate amenity areas and relocating the entrance steps from the centre of the boundary wall to the west corner.

The dwelling with a self contained annex supports 2 families and the proposal for a 2 bed house and 1 bed flat within the existing building envelope will not have any detrimental affect on highways or social considerations.