

DESIGN AND ACCESS STATEMENT

For a first floor extension and internal alterations at

48 Latham Lane, Gomersal

BD19 4AP, Cleckheaton

November 2016

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1 Introduction/Design proposal

Our client owns the single storey bungalow at 48 Latham Lane and wishes to extend the small bungalow from a 2-bedroom into a 4-bedroom family home. Our client has a growing family with 2 young children and works from home, therefore require a larger property to meet these needs.

An extension to the rear of the existing building with appropriate facilities including living spaces is proposed. A first floor extension to provide an en-suite bedroom for the parents, bedrooms for the children and a guest room. This would greatly improve the living accommodation for our client and their family.

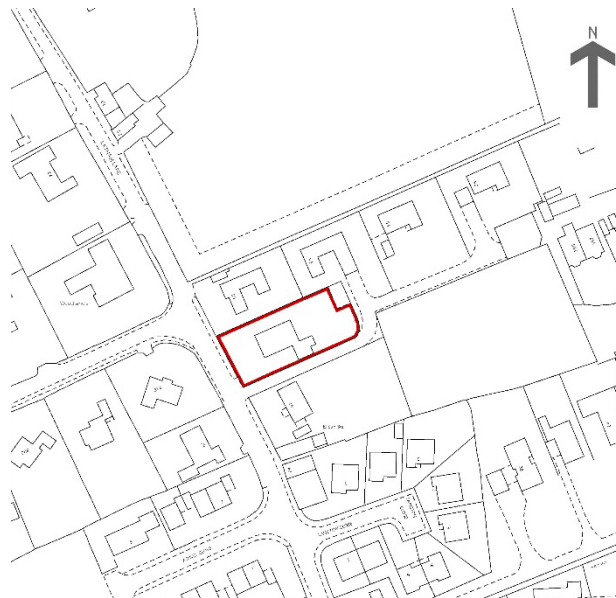
The proposed design has been conceived to be respectful of the existing house and residential properties in close proximity to the property. The design fits in with the street scene at Latham Lane, and makes a positive contribution to the character of the area. Kirklees Council planning policies have informed the design proposal.

This design and access statement has been developed following amendments to the design in line with pre-application advice dated 28th April 2016.

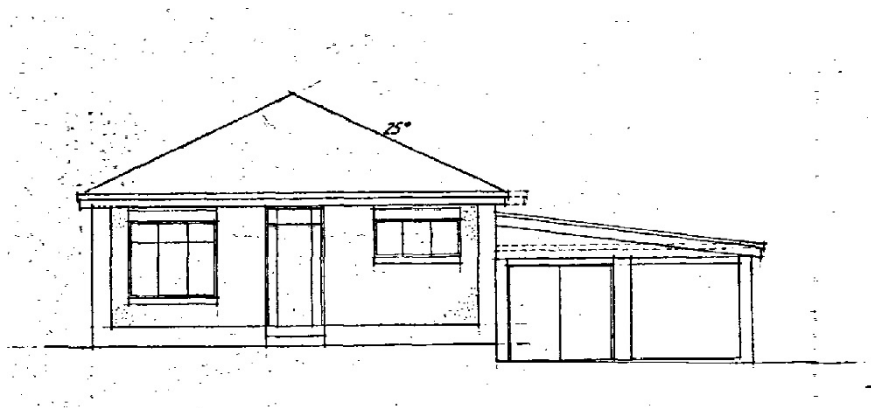
2 Existing site and premises in context of adjacent properties

The existing property at 48 Latham Lane is a single storey detached bungalow in Gomersal, Cleckheaton. The premise has two bedrooms, a sitting room, a living room and a kitchen. The original building is small and the loft space is unused. The existing house is set back from the pavement with substantial front and rear private gardens. The property is not within a conservation area.

The position of the property, relative to its immediate surrounding properties, are shown by the below site context plan and photos of the front and side of properties at 46, 50 & 69 Latham Lane.



Existing site context plan



Existing front (west) elevation



Street view of existing bungalow



Street view of no.50



Street view of former no.46

3 Surrounding area and context

The site is located on Latham Lane, Gormersal. This is some 1.5 miles outside of the town centre of Cleckheaton.

48 Latham Lane is not in a conservation area, it is not a listed building and it has not had its permitted development rights removed.

The surrounding built environment is predominantly residential dwellings of mixed type from terraced to semi-detached and detached. The local vernacular of building materials consists of brick and render, vertical tile hanging, artificial and natural stone. Roof coverings vary from artificial interlocking tiles and pantiles to artificial and natural slate and stone.



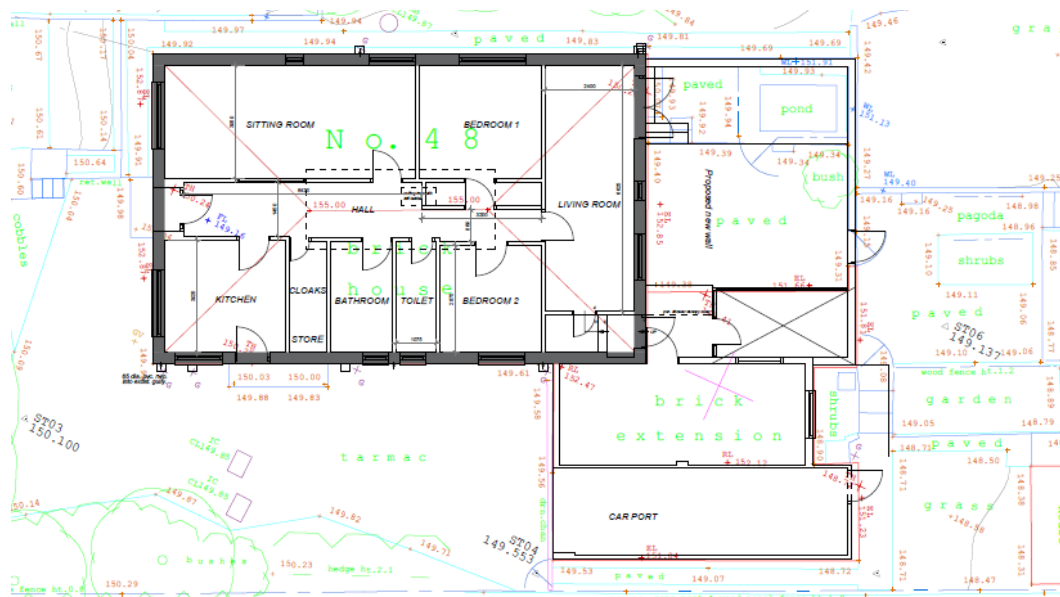
Several 2 storey extensions/demolition and new build applications have been granted in the area:

- 46 Latham Lane – permission granted in 2011 for the demolition of existing bungalow and erection of new dwelling
- 324 Drub Lane – 2002, erection of 2 storey side extension.
- 60 Latham Lane – 2013, alterations and first floor extension.
- 320 Drub Lane – 2001, erection of 2 storey extension.
- 318 Drub Lane – 2013, demolition of existing and erection of new dwelling.

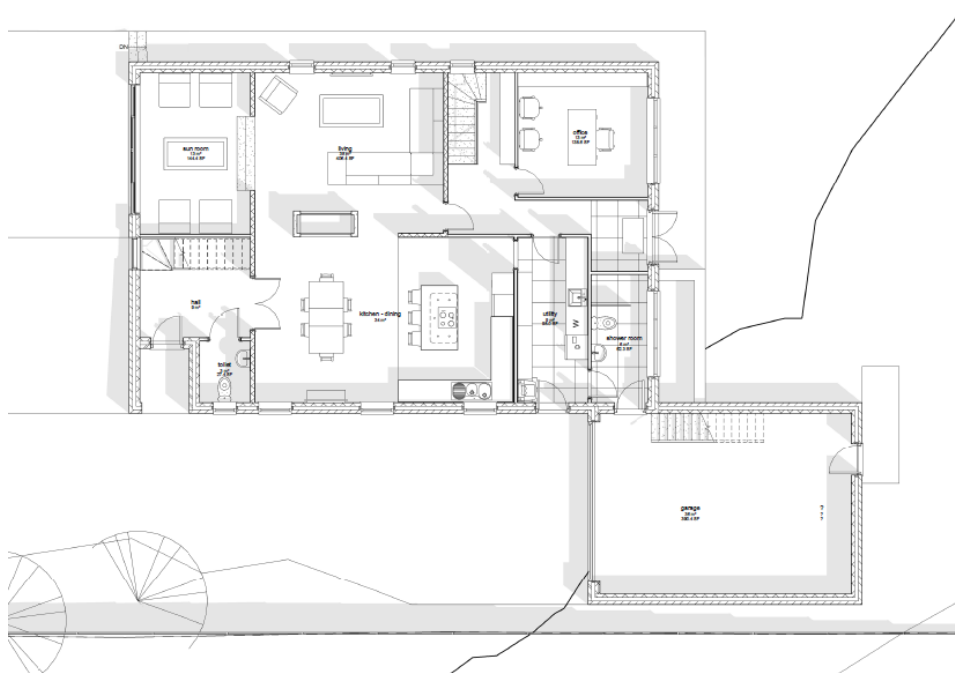
4 Ground floor rear extension

In order to provide a family sized home, the proposal seeks to increase the existing living space to the rear of the bungalow by extending the walls into the unused northern garden and into the large garden at the back of the property.

An open plan kitchen / living / sitting around a central fireplace is proposed. One of the parents works from home, so a home office with some storage is proposed on ground floor.



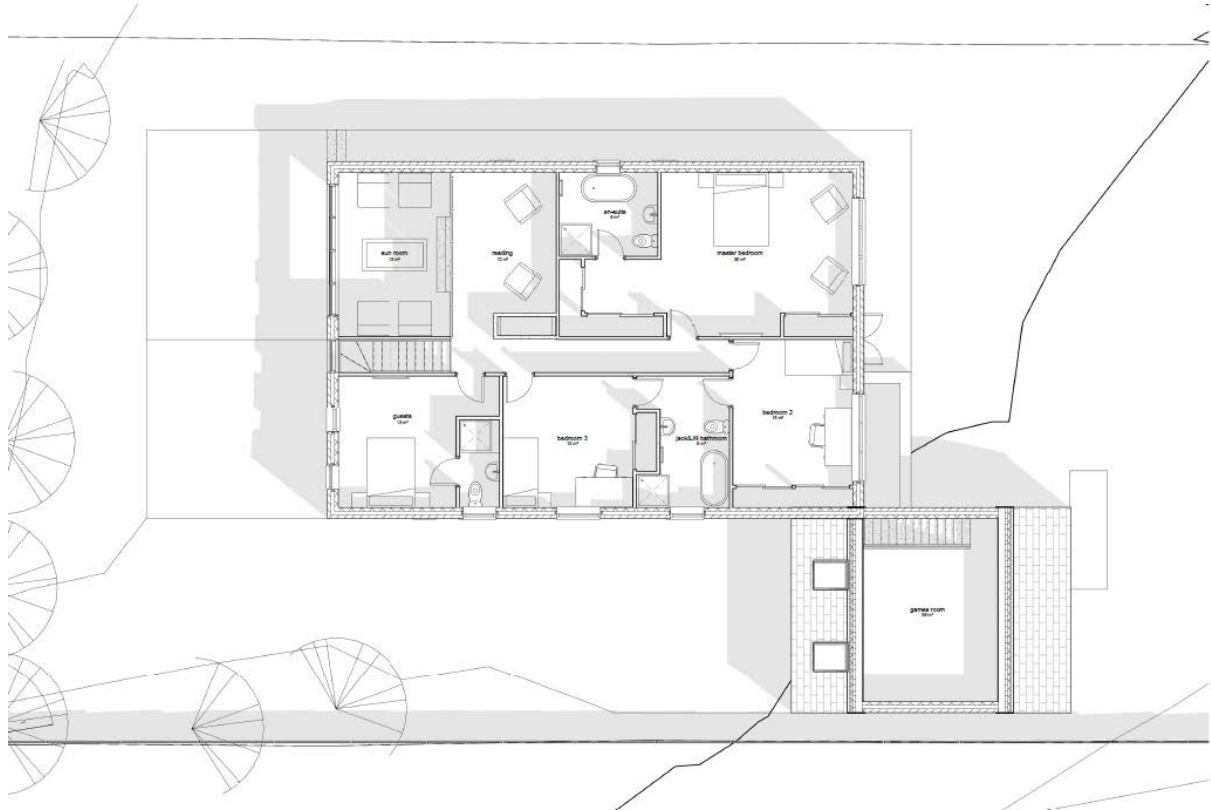
Ground floor as existing



Ground floor as proposed

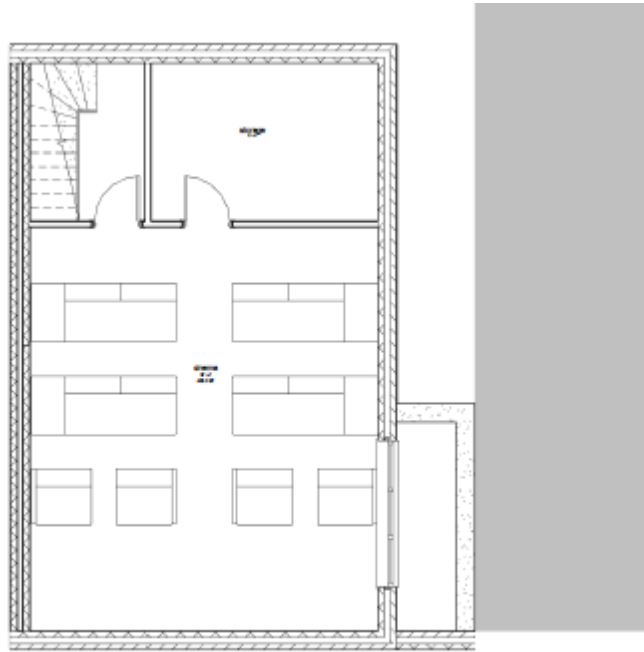
5 Proposed first floor extension

To accommodate the bedrooms for the immediate family it is necessary to include a first floor extension. The existing roof is proposed to be removed and replaced. The first floor plan is provided below.



6 Proposed cellar

It is proposed to build a cinema room on a new basement as shown on the plan below.



7 Proposed elevations

The majority of habitable rooms have been located to the east and west of the house so that there will be no overlooking from them.

All windows located to the north are non-habitable room windows. To the south, only one of the windows corresponds to a bedroom. According to Kirklees UDP:

“NEW DWELLINGS SHOULD BE DESIGNED TO PROVIDE PRIVACY AND OPEN SPACE FOR THEIR OCCUPANTS, AND PHYSICAL SEPARATION FROM ADJACENT PROPERTY AND LAND. THE MINIMUM ACCEPTABLE DISTANCES WILL NORMALLY BE:

i 21.0M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND A HABITABLE ROOM WINDOW OF A FACING DWELLING;

ii 12.0M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND A BLANK WALL OR A WALL CONTAINING THE WINDOW OF A NON HABITABLE ROOM;

iii 10.5M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND THE BOUNDARY OF ANY ADJACENT UNDEVELOPED LAND; AND

iv 1.5M BETWEEN ANY WALL OF A NEW DWELLING AND THE BOUNDARY OF ANY ADJACENT LAND (OTHER THAN A HIGHWAY).

DISTANCES LESS THAN THESE WILL BE ACCEPTABLE IF IT CAN BE SHOWN THAT, BY REASON OF PERMANENT SCREENING, CHANGES IN LEVEL, OR INNOVATIVE DESIGN, NO DETRIMENT WOULD BE CAUSED TO EXISTING OR FUTURE OCCUPIERS OF THE DWELLINGS OR ANY ADJACENT PREMISES OR POTENTIAL DEVELOPMENT LAND WHICH MAY BE AFFECTED.”

All windows on the north side elevation of 46 Latham Lane correspond to non-habitable rooms as shown on the floorplans below.



No.46 Latham Lane floorplans

A topographical survey has been carried out by CT Surveys in order to provide an accurate position of the dwelling within the site. It has been proved that the minimum distance between the habitable room windows on the south side elevation of the proposed dwelling and the closest blank wall or a wall containing a window of a non-habitable room is more than 12 metres as shown on the drawing “LLG-06 Distance to neighbouring buildings”.

The proposed height of the extended dwelling is still lower than the existing height of 46 Latham Lane and doesn’t seem to affect no.50. All heights have been provided by topographical survey.



8 Access/ease of use of property

The proposed dwelling has been designed to enable easy access and use as follows.

- All main facilities located on the ground floor – living, kitchen, utility spaces.
- The house office can be converted into a ground floor bedroom in the future in case it needs to be used by an elderly person.

9 Materials

The proposed materials have been conceived to be in keeping with the residential properties in close proximity to the site, and make a positive contribution to the character of the area.

The ground floor is proposed to be finished in natural stone and the upper floors may be finished in a light render finish (buttermilk or equivalent) to match the neighbouring property that has been built using these materials. The natural stone is a predominant local aesthetic feature.

A feature oak cladding is proposed to the rear garden of the plot.

New windows and doors may be white PVC frames to match the existing, finished in an agreed RAL colour. Existing windows will be replaced to match the proposed new windows. The first floor extension has been designated to mitigate the impact on neighbouring properties.

10 Flooding and drainage

The existing building does not fall within a flood risk zone. The existing drainage is connected to the main sewer and it is anticipated that the foul and rainwater will connect to the existing main sewer.



Flood risk plan from Environmental Agency

11 Sustainability

The proposed scheme may include

- Water reducing taps and low water WC.
- Low energy lighting to new rear extension and loft extension.
- High thermal insulation to the extension.
- Future solar PV for electricity.
- Future solar thermal for hot water.
- Doors and timbers used on the project will be FSC sourced.