
Supporting Statement

Application: New Dwelling 77 Latham Lane Gomersal Cleckheaton BD19 4BU
Applicant: Mr S Akbar
Project: 4340
Date: February 2019

Introduction

This supporting statement has been prepared by Heppenstall Architects on behalf of the applicant, to accompany a condition variation application submitted following consultation with Kirklees planning on the previously approved 2018/62/92850 application.

The need to slightly change the previously approved application is to address the size of the garage together with the internal height of the rooms above the garage and to clarify landscaping scheme which relates to a different proposal.

Garage Size

The garage size as indicated on the approved drawing 7002-001-01A is 11m x 5.35m internally. This results in each parking space size at 2.75m x 5.35m.

National guidance for minimum internal garage size is 3m x 6m for each space, therefore the proposed garage should be 12m x 6m to meet with current minimum garage size for a 4 car garage.

The amended layout drawing 4340-04-02 simply increases the garage width by 1m and depth by 0.65m to meet with current minimum garage size.

Site Layout

The position of the building on site has slightly changes as a result of the slight increase in the garage size. The submitted drawing 4340-04-04a shows a comparison between the previously approved building footprint in red and the proposed amended building footprint in blue.

The aim in slightly repositioning the 0.65m wider footprint has been to maintain the minimum clear widths to both the North and South boundaries shared with numbers 79 and 75 respectively.

This amended position reduces the clear width to the south number 75 boundary hedge line from 1.6m to 1.3m and the clear width hedge line to the north number 79 boundary from 65cm to 51cm.

Height

The height of the approved garage does not allow sufficient internal head height. A combination of the slightly wider garage as explained together with using a shallower the roof pitch to 30 degrees and lowering the ground floor level will improve the head height to a satisfactory level.

It is important to note that this will maintain the ridge and eaves heights at the same level as previously approved as shown on the submitted drawing 4340-04-03.

The main change is that the proposed ground floor level reduces from the 154.360 to 154.000. The topographical survey drawing 4340-02-01 shows that the proposed ground floor level is still generally above the existing tarmac level.

Landscaping

Condition 4 attached to the approval relates to a previous approval landscaping drawing which does not completely relate to the 2018/92850 approval.

This application seeks to amend the landscaping scheme relating to the approval for a single dwelling and shows the 77 Latham Lane east boundary wall in the current position and rebuilt to 2m in height.

Summary

The variation application seeks to;

- Increase the garage internal size by to meet with current minimum standards, this increases the overall size by 1m wide and 0.65m deep
- As a result of Slightly increasing the garage size to alter the position of the building on site to minimize the effect of increasing the garage size.
- Increase the height of the Latham Lane boundary wall from 1m in height to 2m in height.

For the avoidance of doubt the previously approved ridge and eaves heights remain the same as approved as shown on drawing 4340-04-03.