Design and Access Statement Extension to 2 Rosebery Street, Birkby, Huddersfield, HD2 2TH

This design and access statement relates to a householder application for a single storey detached garage at the above address.

1) Use

The proposed use for the existing building is residential, the proposed single storey garage is to provide off-street parking.

2) Amount

The proposed single storey garage will provide an additional 33.8sqm gross Internal area.

3) Layout

The proposed single storey garage is located to the rear of the existing property and is accessed from the main road

4) scale

This is in proportion to other building nearby

5) landscaping

The existing yard area to the rear of the property will be retained out with the garage.

6) Appearance

The proposed single storey garage is to be simple in form with a double hipped roof. Materials will match the existing house.

7) Access

Access arrangements to and from the property remain unchanged.

Heritage Assessment & Justification

The property is situated within the Birkby conservation area and the house is a Victorian era stone terrace, similar to many of the surrounding properties in this area. It is considered that the proposals are relatively insignificant in size to have an undue impact on the host dwelling or the wider conservation area. Materials have been chosen to match or complement the existing materials of the existing house.