

77 Butts Road, Farnley Tyas

Design and Access Statement:

Introduction:

This statement has been prepared in support of a planning application for a single storey rear extension to the existing dwelling at 77 Butts Road, Farnley Tyas. The site is located just outside the centre of Farnley Tyas. On the Kirklees UDP map, the site sits within 'white land', and is in a Conservation Area (Farnley Tyas). According to the Kirklees Planning website, the dwelling still has its permitted development rights.



Figure 1 – Location Plan

Layout:

The proposal is to link the existing Kitchen and Dining Room by way of a single storey oak framed orangery, which will ultimately become the Dining Room, and create a new informal Family Sitting Room. The existing window cills from the Kitchen and Dining Room will be lowered to form new door openings, to link the spaces together.

The rear of the site/garden is well maintained, with large hedges to the surrounding, therefore the extension will not be seen/overlooked by any adjacent properties or Butts Road/St Lucius's Close.

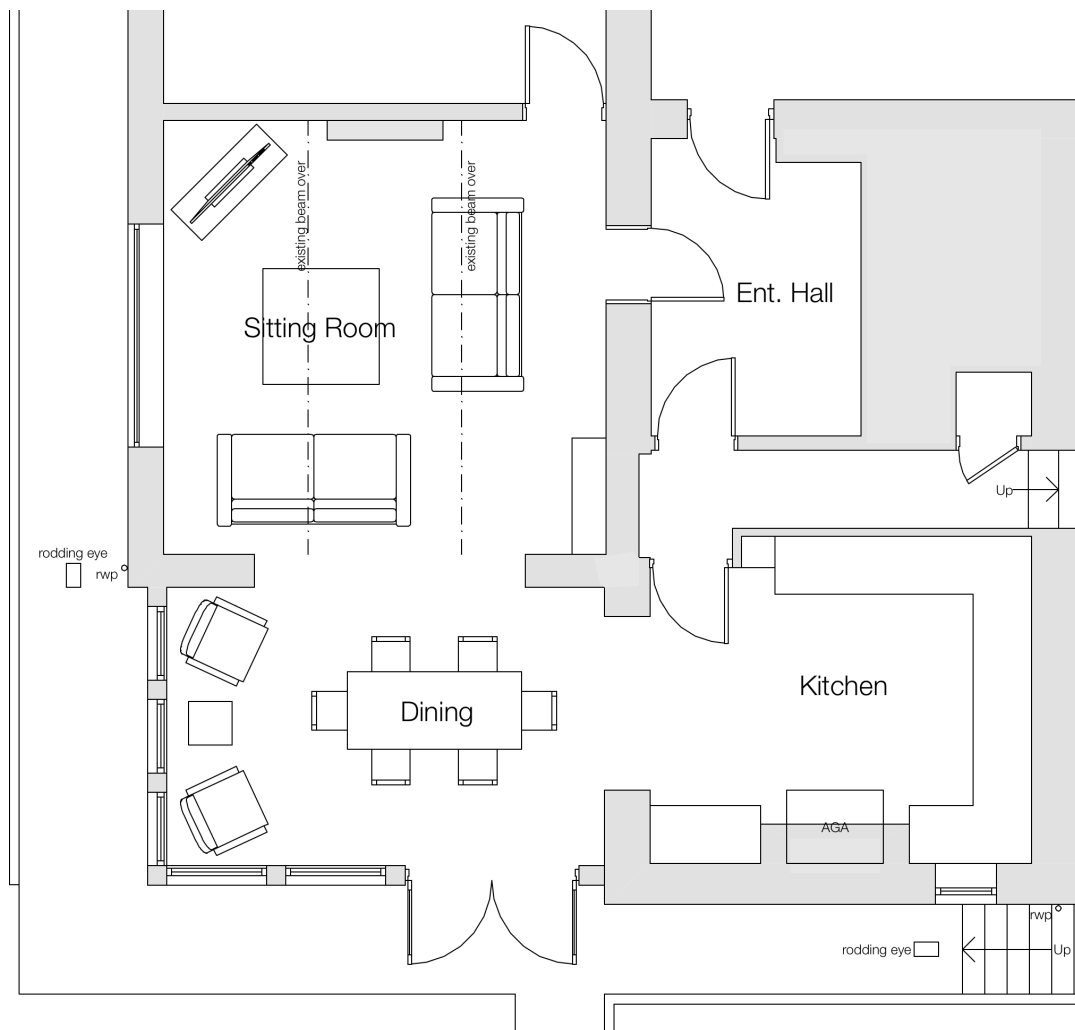


Figure 2 – Ground Floor Plan

Scale:

The eaves height of the new extension will be lower than the existing and the flat roof design keeps the total height of the extension to a minimum. The extension will be set in from the corners of the existing dwelling, to enhance the original part of the building.



Figure 3 – South East Elevation

Amount:

The proposed extension is single storey, and the proposed floor area is 15m².

Design:

The proposal is for a single storey oak framed structure, fully glazed on 2 sides to allow natural light to flood the new Dining Room and Kitchen. The rear of the dwelling is South East facing. The extension will also benefit from a glazed lantern rooflight.

The current Dining Room location is disjointed from the Kitchen, and is only used on rare occasions. The proposal will connect the Kitchen and Dining Room to encourage sociable living, and the former Dining Room will become an informal Family Sitting Room adjacent the formal Lounge.

The extension will be predominately oak with glazing, and the flat roof will be surfaced with a single ply membrane.

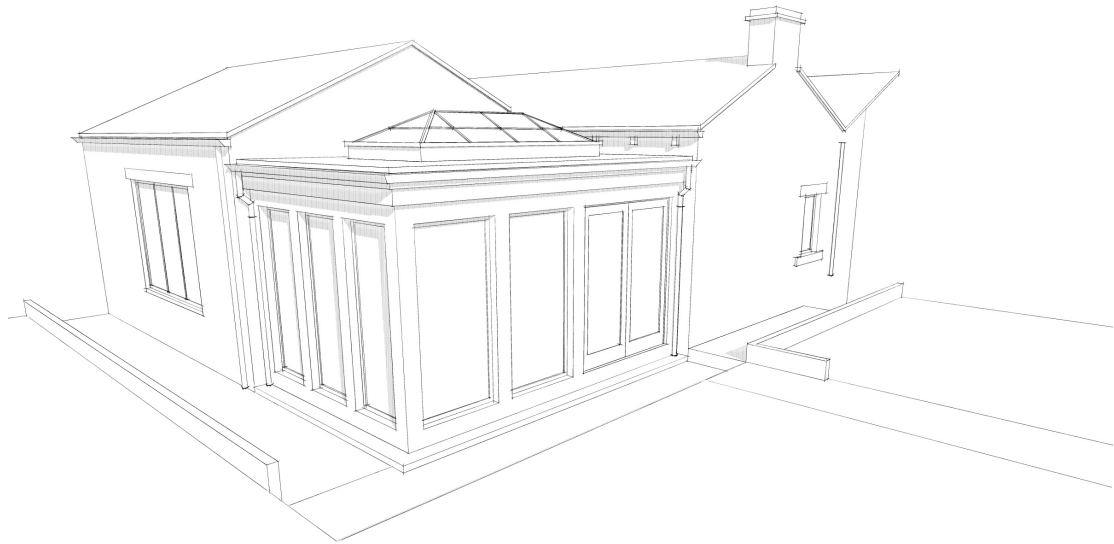


Figure 4 – 3D external view

Landscaping:

The landscaping areas will be altered to accommodate the extension, with a paved path connecting the rear of the building with the stepped access to Butts Road.

Access:

Access to the dwelling will remain unchanged.