

Kirklees Council
Planning Services
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Wakefield
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29 November 2019

MJB/JB 19.37

Dear Sir

**Re: Demolition of Garage and replacement with new Garage and erection of single storey side Garden Room extension to dwelling.
Dean Lane Farm Dean Lane Hepworth HD9 1RL**

Description

The existing property is a converted barn which is in residential use with a detached garage. The proposal is to take down the garage and build a replacement garage in a slightly different position to improve off street parking and manoeuvring; and the erect a single storey side extension to the dwelling.

Replacement Garage

The existing garage is positioned quite close to the public highway and does not allow for a car to park in front of the garage.

It is a relatively modern garage built in a cavity wall of stone and blockwork with close fitting plain concrete tile roof with roofing felt and timber windows and doors painted dark brown. It has a steel garage door which is also painted dark brown. It is not unattractive and is in keeping with the appearance of similar buildings in the area.

The garage will be taken down allowing an area of land to the south to be excavated making room for a new/replacement garage of similar size, 6.1 x 6.1 meters, built in natural reclaimed stone with an artificial stone slate roof and dark oak stained timber window and door frames with a dark oak effect GRP garage door. The external appearance will be similar to that of the original garage.

The repositioning of the garage allows its scale to be visually diminished by being set into the natural slope of the land with the rear (south) wall retaining the natural ground levels, and with the garage door to be located on the side elevation which no longer faces the road. This also helps to improve manoeuvring and allows for two additional parking spaces to be provided.

External surfacing of the parking area will be a permeable gravel to give a similar appearance to the existing gravel but avoid the problems associated to lose surfacing materials whilst retaining a free-draining surface.

Two poor quality trees will be taken out to make way for the new garage.



Single storey Garden Room extension

The proposed extension has external dimensions of 4.6 x 6.2m and provides additional living accommodation to the north of the dwelling taking advantage of long-distance views and providing a link to the rear patio and garden.

It is constructed of reclaimed stone walling at low level with sawn stone cills supporting an oak frame which in turn supports the roof. The oak frame is fully glazed and includes windows with a dark grey finish. The roof has an outer pitch finished with stone slates and a ridge that maintains a traditional appearance whilst concealing a parapet to a flat roof that allows the first-floor gable window to be retained.

The existing ground-floor gable window in the Sitting Room will be altered to form double doors to provide internal access to the extension and a pair of doors have been included on the west elevation to access the rear terrace and garden.

The extension has been set back from the principal external corners of the existing dwelling and the low-rise stone slate roof maintains a traditional appearance which is also subservient to the host dwelling. The scale and proportions of the windows complement the existing building and maintain the overall vernacular appearance.

Drainage and Flood Risk

It is proposed to connect surface water drainage from the roof of the garage and the extension to the existing surface water drainage systems that serve the current garage and the house. Foul drainage is unaffected by the works although the extension to the dwelling will be built over an existing foul drain which will be protected during the works. There are no flood risk issues at the site and the works will not lead to flooding elsewhere. There is a surface water culvert under the existing garage which comprises a 100m dia drain running from the site towards Dean Lane which will be retained.

Protected Species

There is unlikely to be any impact upon protected species. The only building which could have some potential for protected species is the garage which is to be demolished. This is a relatively modern building in stone with blockwork internally and proprietary roof trusses. The roof comprises close fitting interlocking conc tiles on battens with roofing felt and the potential for a bat roost is very low.

Trees

Two poor quality silver birch trees and a small fruit tree close to the site frontage will be removed to allow the garage to be repositioned. These are of very low quality or amenity value and will be replaced with two new trees, a silver birch and a rowan as shown on the plans.

Summary

The proposals to improve garaging and parking and provide a small and proportionate extension to the dwelling have been carefully designed to fit in with the existing buildings and respect the architectural vernacular. They are of a size and scale that is appropriate and use good quality natural materials which will enhance the visual amenity.

We look forward to receiving the councils support with regard to these proposals, however please don't hesitate to contact me should you require any further information at this stage.

Yours sincerely

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MJ Booth
MBooth Design