



PLANNING STATEMENT

2 Hollin Hall Lane, Scapegoat Hill

Farrar Bamforth Associates Ltd
Chartered Architectural Technologists

December 2019 – 19/D50

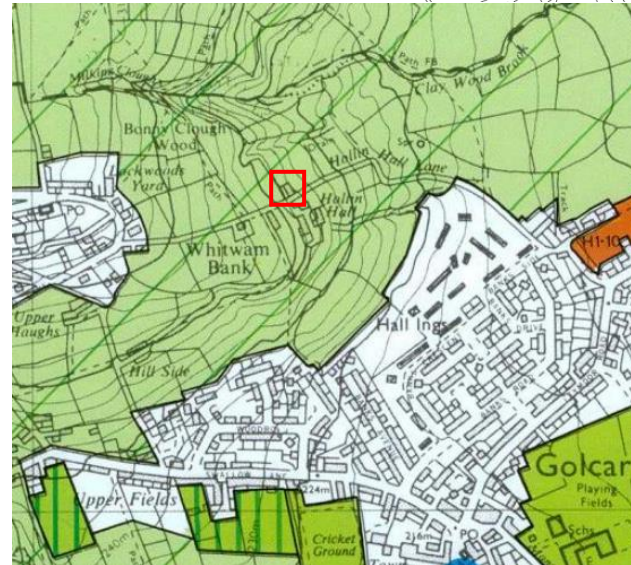
[1] INTRODUCTION

- 1.1 Farrar Bamforth Associates Ltd. Have been appointed by Mr. A. Townsend to explore the possibilities of extending his dwelling house at 2 Hollin Hall Lane, Scapegoat Hill, Huddersfield, HD7 4P4.
- 1.2 We have obtained pre-application comments ref:2019/20416 which state that there is scope for an extension
- 1.3 This planning statement has been created to provide information and to indicate our design intentions to the local authority.



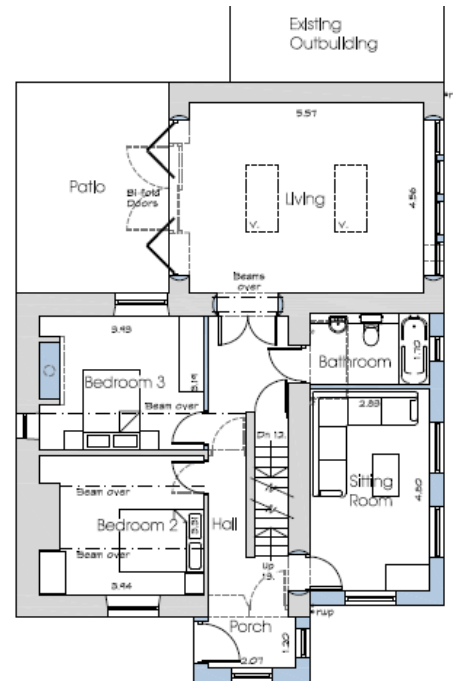
[2] SITE LOCATION

- 2.1 The site is located at 2 Hollin Hall Lane, Scapegoat Hill, Huddersfield, HD7 4PF
- 2.2 The site is located to the east of Scapegoat Hill with a grid reference of SE093164
- 2.3 The site is located within but on the edge of the green belt as identified within the Kirklees UDP
- 2.4 The property is not located within a conservation area, nor is it a listed building
- 2.5 The property has not had it's 'permitted development' rights removed

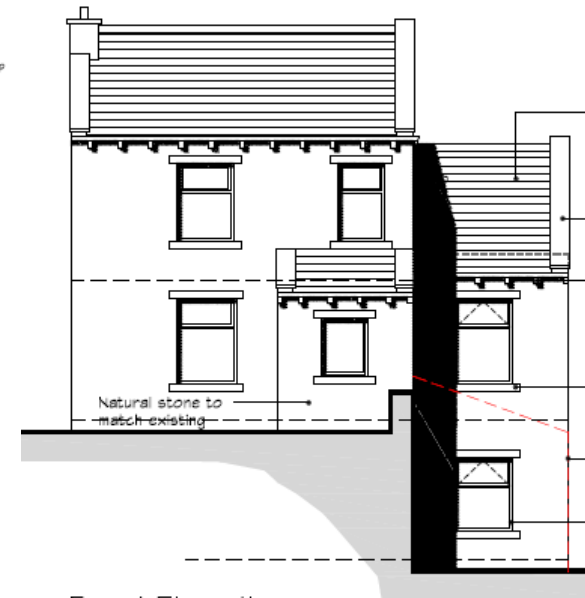


[3] PROPOSAL

- 3.1 The applicant wishes to extend his existing property to create a larger and much more workable & flexible home for his extending family.
- 3.2 The existing property and outbuildings have an existing total volume of 771.29m³
- 3.3 The initial proposals would be to extend the existing dwelling, utilising the existing out-building and increase the volume of 202.7m³
- 3.4 The drawings indicate an area of proposals that would be allowable under permitted development which equate to a volume of 75.58m³
- 3.5 As per the pre-application comments, the extension has been set down and set back from the host property to ensure the original building remains the dominant element.
- 3.6 The current design ensures the extension does not form a disproportionate addition to the existing dwelling house.
- 3.7 There is sufficient amount of parking at the application site which has been illustrated on the drawings.



Ground Floor Plan



Front Elevation