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Application number: 2020/90380	
What is the application for?:	Erection of single storey rear extension and exterior alterations (Within a Cons
Address of the site or building:	Butchers Arms, 38, Town Gate, Hepworth, Holmfirth, HD9 1TE
Postcode:	HD9 1TE

User comments

Type of comment: A general comment

I have noted my concerns and queries against what I thought to be the correct numbered points on the application form. If a comment has been noted against the wrong point I would still wish for it be considered.

Point 6 and 8 – Demolishing internal wall. In order to extend the existing kitchen an external wall is being demolished and rebuilt further away from its existing position.

Point 8 – Thus there is work to the exterior of the building

The proposed extension is to the north west (rear) of the building but this part of the building is on a lane (Uppergate) with houses nearby so alterations to the rear of the building will have an impact on its setting.

Has consideration been given to the following?

Point 12 – During the construction of the extension will the access to Uppergate from the car park be restricted? There is limited access to Uppergate from Towngate but not all vehicles are able to use this access.

Point 13 – The extension will remove the provision of car parking for 1 staff member. Where will the staff park? Where will daily delivery vehicles park?

Point 18 – Glass and recycling bins and waste bins are currently stored on the land which will be incorporated into the single storey kitchen extension. As it is a commercial property / public house there are more recycling bins and larger waste bins than for a house. The widest part of the land that would still be available at the rear of the Butchers Arms is alongside Uppergate. Is there provision for positioning these discreetly and not to be stored alongside the driveway of the adjacent house? This is unsightly and can lead to waste odours would have a detrimental effect on the neighbouring properties and the characteristics and appearance of Uppergate.

Would this free section of land need to be kept clear as a fire exit?

Currently the existing kitchen extraction fan is facing onto Uppergate. Is there an intention to relocate this? If it is repositioned to face the adjacent driveway (to face the house 'Barnside') then the odour and cooking smells throughout the day and evening would be directed towards the doors and windows of the adjacent house. It would not then be feasible to open the windows. The Co2 extracted from the kitchen could be harmful to the residential properties if not extracted correctly and to regulations as set out in DW172 (Kitchen Extract regulations).