



New Single Storey Rear Extension

4 Park Farm Court, Farnley Tyas, Huddersfield HD4 6UL

4 Park Farm Court is a relatively new build house located off Manor Road in Farnley Tyas, shown on the aerial photograph below. It has large gardens to the rear, facing south. Mathew Ainley and family would like to construct a single storey rear extension of natural stone and glazed green oak to match the house.



The proposed scheme would be of a size that would fit within permitted development limits, but when the Park Farm Court development was given planning permission, permitted development rights were removed. We are therefore making a planning application on behalf of Mr Ainley.

Context

The site for the rear extension is a new build housing development on land that was previously a farm. There are seven new houses in total, each constructed of coursed natural stone with a natural slate roof and areas of glazed green oak construction. These green oak elements were constructed by Paragon Oak, a local company who have designed and who will be constructing the new extension.

There is a listed building within the development adjacent to Manor Road, but this is spaced some distance from the proposed extension, and the extension will be hidden from it by the existing house. There will therefore be no impact on this listed building.



Planning Designation

The site lies in an area allocated for housing development, as shown by the local plan map below. It is also located at the edge of the Farnley Tyas conservation area. It is not in the Green Belt.



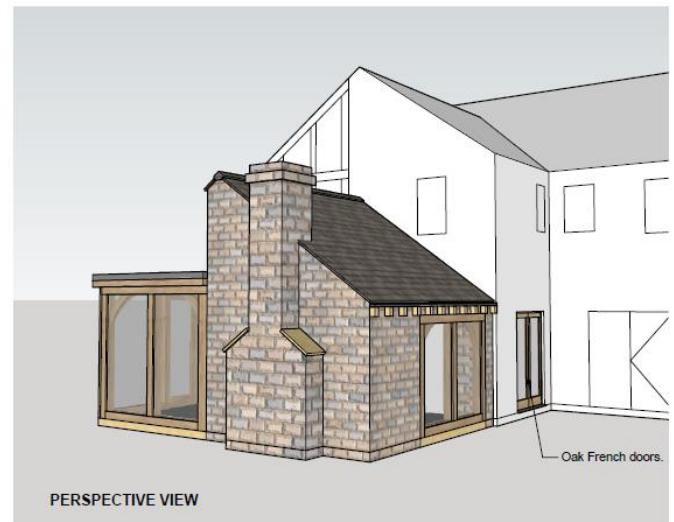
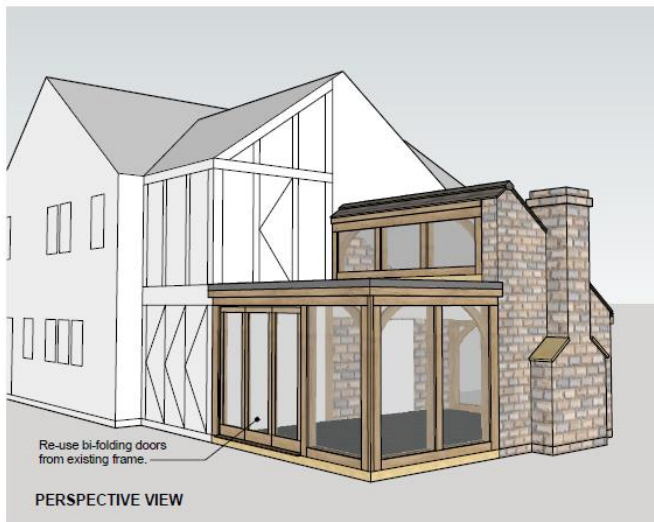
There is no conservation area assessment for Farnley Tyas. However, the proposed extension is to be of the same materials by the same designer and contractor as the existing house. This was judged to be acceptable in terms of its impact on the conservation area when the development scheme was given planning permission. The extension will also be located to the rear of the house, and will be shielded from any other buildings in the conservation area. For this reason, we believe that the impact on the conservation area will be negligible.



Proposal

It is proposed to construct a single storey rear extension, accessed from the existing dining area of the house. This will have a screen reclaimed from the existing house, looking out over the garden, together with some high level windows and a chimney.

It is proposed to use the same materials as the existing house – glazed green oak, coursed natural stone and natural slate roof. There will be an area of flat roof to avoid affecting the green oak framing to the existing master bedroom, together with an existing Juliet balcony.



The extension will be 4.5m deep from the rear of the existing house. This is within the limits of permitted development. The house itself is 11m deep and a high two storeys. The extension will therefore be very subservient to the existing house.

Conclusion

The proposed extension is located in an area allocated for housing development. It is a single storey rear extension which would fit within permitted development limits, if these had not been removed. The building design and materials match the existing house, and the impact on the conservation area and listed building is negligible. It will be small enough that it is subservient to the existing house.

We therefore believe that this is an acceptable proposal, and request that planning permission be granted.