

application: Side and rear extension to existing dwelling at 1, Lower Mill Lane, Holmfirth, HD9 2JB
applicant: Mr & Mrs Thornton
project nr: 18147 – S01
date: 27 April 2020

Introduction

This statement is prepared in respect of the planning application for side and rear extension to an existing dwelling.

History & Use

The property is a single dwelling house constructed around 2002 and is a relatively modern, end of terrace town house with accommodation on four floors. The property has not been previously extended or altered since built.

The property is located within the Holmfirth Conservation Area (see below).



The Proposal

The proposal is to extend the property on the side (end), with a small single storey return extension at the rear. The proposal will give the applicant the additional internal space they require and will help connect the rear of the house to the rear garden.

Landscaping & Trees

There are no trees or hedges affected by the proposal.

Materials & Appearance

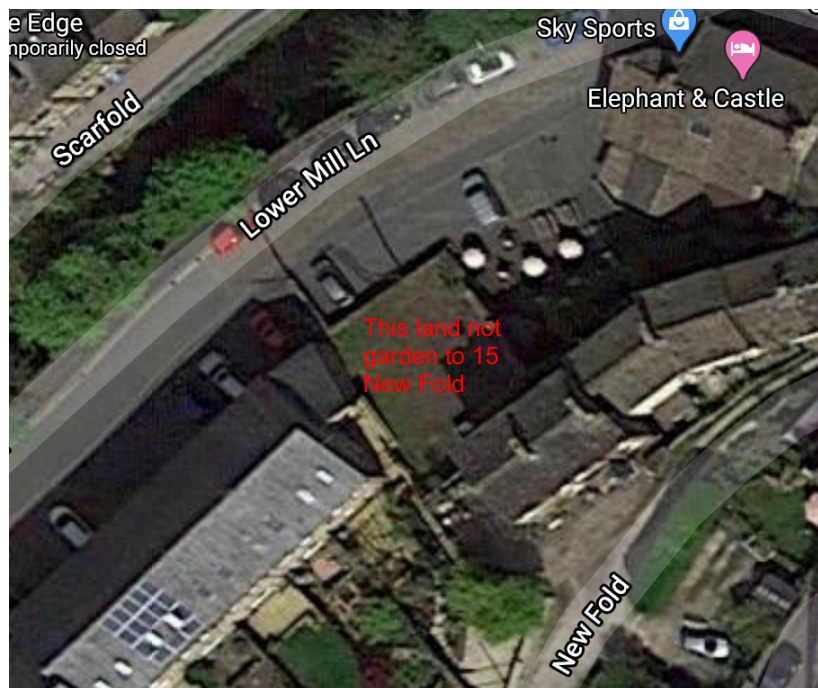
The proposed extensions will be constructed with traditional materials of regular coursed natural stone walling and blue slated roof, all to match the existing building. Ashlar detailing to openings and fenestration will generally match the existing.

Conservation/Heritage & Residential Amenity

As outlined above the proposals will be constructed using traditional materials to match the existing building in order to meet general Conservation Area requirements.

The proposal was the subject of a pre-application enquiry in January 2019. The feedback from Kirklees Planning was on the whole positive and supportive of the side extension. Concern was expressed with regard to the large dormer extension on the rear elevation. This has been superseded with the two small traditional dormers on the rear, to replace the existing Velux rooflights.

The pre-app response also mentioned openings in the side elevation, overlooking the garden area to the rear of 15 New Fold. None of this area of grassed land is garden to 15 New Fold. The land belongs to the public house, Elephant & Castle.



Access & Sustainability

Access to the building is as existing, via the front entrance door. Access to the rear of the property, patio and gardens will be improved by way of the small rear extension.

The property is in a town centre location, close to all means of public transport and amenities. This is therefore a highly sustainable location. The property will retain the existing three car parking spaces.

Summary

The proposals have been finalised in response to the pre-application response in January 2019 and to take account of the Conservation Area setting as well as the general architecture of the existing building and its surroundings.

Tony Stead

Director
ADP Architecture and Design Ltd