

CLEINT:

Mr & Mrs M. Shaw

TITLE:

Planning Statement.

PROJECT:

Erection of a single storey side extension and internal alterations and formation of 2No. off street parking spaces.



DATE:

29.07.2020

REF:

16RH-20-R1_ Rev. A

LOCATION:

16 Rowley Hill

Lepton

Huddersfield

HD8 0JF

Company No. 11767012

Hinchliffe
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Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a householder Planning Application for the erection of a single storey side extension, internal alterations and formation of 2No. off road parking spaces.

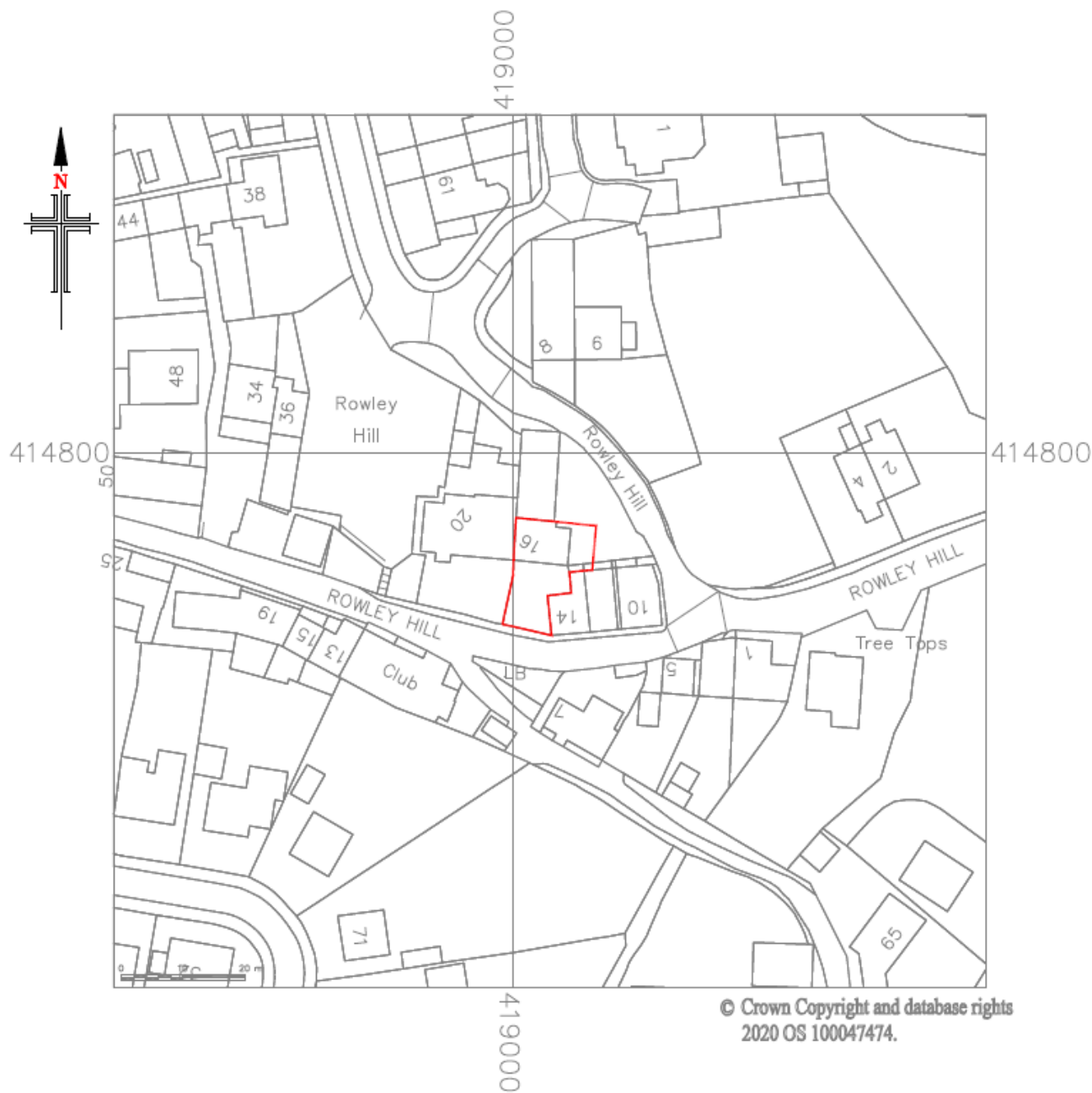
Site Context

- 16 Rowley Hill is located to the South of the Village Lepton, Huddersfield.
- The existing property has access from Rowley Hill to the East and to the South. Eastern access benefits from a right of way for foot access only.
- The proposed single storey extension is to be constructed of matching materials to the host dwelling.
- The existing property has no local constraints, it is not situated in a conservation area nor is it a listed building and benefits from full permitted development rights.
- The existing property does not benefit from any off road parking spaces. Currently the parking provision is on street to the South on Rowley Hill.
- The proposed off road parking provision is a betterment to the existing on street situation.
- The formation of 2No. off street parking spaces still allows the property to enjoy ample amenity space.
- The proposed internal alterations will create a 3 bedroom dwelling, these properties are very much in demand in the local area due to a significant shortage.



Location / Ownership

The below plan indicates the clients' ownership boundary:



Design

The existing property is constructed of natural coursed stone and retains a stone slate roof. The proposed single storey side extension is to be constructed of matching materials to the host dwelling. In addition the extension is inset of the principal and rear elevations, coupled with its scale and massing ensures it appears subservient to the original dwelling and entirely in keeping. The proposed location of the extension currently has an existing stone built outbuilding which would be removed to allow for the erection of the extension.

Access

The formation of 2No. off road parking spaces will further enhance the property and improve highway safety. The current situation is on street parking only. Rowley Hill has no parking restrictions, as such on street parking dominates the local street scene. The provision of the 2No. off street parking spaces will go some way to alleviate the current situation and is a significant betterment than the existing situation.

Furthermore, the existing on street parking is somewhat detrimental to highway safety as on coming vehicles are quickly faced with an obstruction partially in the highway. Creating 2No. off road parking spaces will not eradicate highway safety concerns due to sightlines but will be a significant betterment than the existing situation and will dramatically improve highway safety in close proximity to the dwelling.

Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to drafting up your recommendation for determination.



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