

GROUND FLOOR EXTENSION & GARAGE : 49 BIRKBY LODGE ROAD BIRKBY
HUDDERSFIELD

DESIGN AND ACCESS STATEMENT

OVERVIEW

The host property is a 3 storey dwelling providing sufficient bedroom accommodation for a growing family. However the space on the ground floor and storage is inadequate necessitating the need for extension.

Following the refusal of a Prior Notice application (2020/93242 – 29/09/2020) the Applicant would like to limit the projection at the rear and utilise the space to the side of the house. Additionally, the existing garage would be replaced with a larger garage to properly house a motor vehicle and satisfy storage needs of the family (eg bikes, garden furniture and equipment etc). The present garage (accessed from George Avenue) is too remote and is a continuing security issue; it will eventually be demolished.

DESIGN

Extension – The original rear lean-to buildings to each house in the terrace project 3.600 so to give consistency the new extension adjacent the party boundary is lined up with these. The remainder of the new extension projects 4.500.

Every rear extension is considered on its own merits. In this case the following support the decision to apply for 4.500 extension.

- If the original lean-to extension had not been there the Prior Notification application for a 6.000 extension would probably have been permitted. The neighbour at 47 had no concerns.
- The property has a back garden of approx. 45 metres from the rear of the house leaving plenty of amenity provision.
- Retaining the first floor bay, which the Applicant wants to do, sets the low pitch of the roofs which minimises the impact on adjacent properties and those on George Avenue.

Garage – At 3.000 x 5.800 the existing garage is too small to accommodate the average family car so is currently used for storage while the car is parked on the road. Distance and lack of security make the garage at the end of the garden unsuitable.

The proposed “garage and a half” will comfortably fit one car and leave room for storage. Also the larger drive will provide additional parking for further cars thereby eliminating road parking and congestion.

The Applicant is keen to ensure the new garage compliments the front of the house – hence the steep pitch (which will also give storage in the roof void).

ACCESS

Pedestrian access to the house is unchanged.

Access to the garage will be substantially improved with the longer and wider drive and extended footpath crossover.