

From:
Sent: 05 May 2023 15:50
To:
Subject: RE: 2022/92799 - 17, Town Gate, Upperthong, Holmfirth, HD9 3UX - Erection of extensions, conversion of existing attached barn to living accommodation, erection of garage and associated works (within a Conservation Area)
Attachments: 4416-06-04a Proposed Layout.pdf; 4416-06-05a Proposed Elevations.pdf; 4416-06-06a Proposed Sections.pdf

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Holmes

Thank you for your email.

Please find attached a copy of the revised drawings as follows:

4416-06-04a Proposed Layout
4416-06-05a Proposed Elevations
4416-06-06a Proposed Sections

In summary the revisions consider and aim to address the concerns raised:

Car Access

The suggestion in the conservation consultation that the existing gated field access could be used to allow the full conversion of the barn rather than retaining the existing garage/access use in a bid to reduce the proposed intervention has prompted the applicant to revisit the access. A swept path analysis of both the existing barn access and the existing gated field access confirms that it is not possible to turn in or out of the gated field access without multiple manoeuvres. The existing barn access will allow a car to turn both in and out and is by far the better access. As a result of the applicant highway advice and our subsequent emails with you we have proceeded to amend the proposal continuing to use the existing barn access as this is the better access in terms of manoeuvrability and safety.

Detached double Garage and Hardstanding area.

The double garage has been omitted from the application and the hardstanding area reduced to allow a parking area for three cars (2 + 1 visitor) and provide a turning area. This will ensure that cars can enter the site and exit the site in a forward gear which will improve the existing access arrangement which requires either entry or exit do be undertaken in reverse gear.

Boundary wall

The alterations to increase the height of the boundary wall to Royal Oak boundary have been removed from the application. The existing boundary wall to the entire boundary of the application site is to remain unchanged.

Two storey extension

The two storey extension has been omitted from the application and replaced with a simple lean to extension. This proposed lean-to extension replaces the existing PVC conservatory which will need to be demolished to make way for the extension.

Single Storey Side Extension

The proposed single storey side extension has been reduced in size to respect the smaller single storey extension in place of the existing conservatory.

Other Minor Alterations

On reflection the applicant wishes to replace the front PVC porch with a masonry and slate roof porch on the same footprint, as opposed to the timber glazed structure on the original submission. Also we have introduced a couple of additional windows under/within the barn drive through access to increase natural light in to the barn. This avoids additional windows to the barn frontage to ensure the barn still looks like a barn. These are both shown on the attached proposal.

Could you please let me have your/Conservation design comments on the attached modified proposal.

Regards