HOUSEHOLDER PLANNING APPLICATION

FOR

TWO STOREY SIDE EXTENSION

ADDRESS: 123 MARSH LANE, SHEPLEY, HUDDERSFIELD, HD8 8AS

DESIGN & ACCESS STATEMENT

DATED: January 2023

Client: Mr & Mrs Donaghey

1.0 INTRODUCTION

This design & access statement has been produced on behalf of the applicant and forms part of a full planning application for demolition of an existing single storey side extension and formation of new two storey side extension.

2.0 EXISTING SITE

2.1 The site is on a largely residential street, with a mix of properties with many having reasonably large footprints. They are a variety of styles/periods and a mix of materials including stone, brick, render and timber.

2.2 The site is a semi detached property, stone facing to the principal elevation with a pebble dashed gable end and stone facing rear. The site has an existing single storey side extension which protrudes at the rear to form a sunroom, the extension also provides the kitchen, utility space and an integral garage.

2.3 The side extension has a flat felt roof, and is formed in stone to the front elevation and red brick to the side and rear, with a mix of timber and PVC glazed units.

2.4 The building is not a listed building

2.5 The property has not had its 'permitted development' rights removed.

2.6 No trees are to be affected by this proposal

2.7 A previous planning application was refused by reason of design & scale. Further correspondence with the planners has been positive and revised plans have been deemed an improvement with some further amendments to reduce the slope of the roof which has been incorporated into the latest revised drawing.

3.0 PROPOSAL

3.1 The proposal has been carefully designed to meet the requirements of the applicants, a young family whilst also respecting the neighbouring properties and surrounding area.

3.2 The Proposal is to demolish the existing side extension and construct a new two storey side extension. The ground floor will comprise a kitchen, utility, WC

and garage. The first floor will comprise of 1 bedrooms, with en suite and walk in wardrobe.

3.3 The proposed extension is in similar design and scale to neighbouring property extensions, off street car parking will be retained and the low boundary walls will also remain. The extension will have minimal impact upon neighbouring properties. The proposal has been designed with features to complement the existing street scene using sympathetic, high quality materials matching the original house.

3.4 The extension will be set back from the principal elevation by 1 metre, in-line with Part 5.3 of the House Extensions and Alterations SPD.

3.5 The materials specified for the new extension are:

Roof: Slate tiles to match existing

Walls: Front elevation in stone to match the existing property. Side & rear elevations in through coloured render.

Windows: Windows will be in UPVC to match the existing. Rear sliding doors will be in aluminium with powder coated finish, colour tbc.

Garage door: powder coated roller shutter- colour tbc

Porch: Green oak open porch with slate tiled roof. This is in keeping with a number of properties on the street scene.

Rear feature gable will be in green oak.

4.0 HIGHWAYS

4.1 The house benefits from existing off road parking which will be retained by this proposal.

4.2 The proposal is set back from the principal elevation and does not impact on existing boundary walls which will be retained and therefore no impact upon pedestrian and vehicle visibility.

4.3 Existing access is retained and is unaffected by this proposal.

5.0 CONCLUSION

The proposal is for a sympathetic extension which is in keeping with the existing dwelling and street scene. The proposal offers an upgrade of the existing single storey extension in terms of material specification.

6.0 PHOTOS

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION