



Client: Cotton Cottage, Binns Lane, Holmfirth

Date: 10/05/23

Job: Single storey side extension

Job No: 1777

Design and Access Statement

Existing Site

Cotton Cottage is a relatively recent new build house which was granted consent in March 2014 (2013-93772). Condition 4 of the consent prohibits the erection of extensions to the dwelling without planning permission. The reasons given are in the interests of residential amenity and over-development. The dwelling is an end of terrace cottage with a sizable garden to the rear and side. The side garden fronts onto Five Lane Ends with a low-level dry-stone wall boundary and hedge. The house is built out of natural stone, with natural cut stone features and stained timber windows. Internally the layout at ground floor is open plan with a kitchen-dining-living space flanking the gable wall.

Proposals

The proposals seek to obtain consent for a single storey extension to the side of the existing dwelling. The extension will provide an additional living space in the form of snug, and a utility room. The snug is provided with windows and a roof lantern, and the utility with a door to the rear. Two of the existing gable end window apertures have been utilised for the purposes of access into the extension.

Amount

The size of the extension is reasonably modest – 6.8m long by 3m wide and only single storey in stature. The design has a flat roof which keeps the impact of the extension to a minimum. And the location of the extension on the side of the dwelling limits the impact on the amenity of neighbouring properties.

Scale

The extension is clearly subservient to the host dwelling and respects the size of the side garden. The resultant space around the extension is generous and allows for

easy access around the property. Consideration to overdevelopment has been made and the proposals scaled appropriately so as to avoid over-development.

Appearance

In terms of materials, the proposals seek to complement both the host dwelling and the material pallet of the neighbouring conservation area.

In addition, the extension has been set back from the corner of the dwelling to preserve the character of the quoins at the rear of the property. The flat roof approach to the scale of the proposals has been handled sensitively in light of the context. A natural stone string course helps to integrate the flat parapet coping stone, and window proportions and cill heights honour the host dwelling.

Layout

Consideration has been given to the relationship between the layout of the dwelling and the proposed extension. The snug naturally comes off the living space and the utility naturally off the kitchen/dining space. The utility, situated to the rear of the extension, gives good access to the garden.

Accessibility

The extension will have a level floor with the host dwelling and a level threshold at the rear through the utility door. A pedestrian footpath has been maintained around the extension and doors into the extension make use of existing window apertures. Windows are large enough for escape purposes, should they be required for building control purposes. Access for construction of the extension is good, given the proximity of the garden to the road.

Summary

The proposals set forth in this application represent a reasonable response to the interests expressed in condition 4 of the consent and to wider planning policy.