design, access & heritage statement

application:	Proposed garden room & detached garage at 18, North Road, Kirkburton, Huddersfield
client:	Mr & Mrs Robinson
job nr:	19026S
date:	6 July 2023

Introduction

Nr. 18 North Road lies within the residential centre of Kirkburton and is within the Kirkburton Conservation Area. North Road is a busy local distributor road, connecting the centre of Kirkburton to the A629 Penistone Road.

The property has been refurbished & improved over recent years, including a small first floor extension, to create a good sized family home.

The proposed rear garden room extension and detached garage have both previously received planning permission (2019/62/90987/E). However, this permission was not implemented.

The existing car parking facilities serving the dwelling are currently inadequate and therefore lead to on-street parking. The single car, concrete sectional garage is both unsightly in appearance and badly located. There is insufficient space in front of the garage to pull in off the road safely before entering the garage and exiting the garage entails reversing onto North Road.

Use

The garden room extension is of a modest size and will provide a link between the lower ground floor of the house and the garden. The detached double garage will provide parking for two cars along with drive/turning facility, this will allow users to leave the highway safely and to exit the site in forward gear.

Both proposals are as shown on the application drawings.

Amount, Layout and Scale

The amount, layout & scale of the proposals are as shown on the application drawings. The garden room extension is of a modest size. The footprint of the garage is typical for a double garage. Every effort has been made in order to limit the height of the building in order to minimize its impact, whilst maintaining a sensible gradient to the driveway.

Appearance

The garden room extension is substantially glazed, within an oak framed structure, under a stone slated roof. The garage is completely in keeping with the host dwelling & surrounding architecture of the conservation area, with stone slated roof and natural stone faced walls with traditional ashlar stone surrounds to openings.

Access

Access is directly off North Road as previously described.

Tony Stead
Director
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