

Design Statement for Change of House Type.

Plot 12 Gilroyd Lane, Linthwaite.

Original Planning Application No 2018/90208.

August 2023.

1. The approved plans are for a 3 storey split level dwelling with an integral garage at upper ground floor level.
2. Due to the footprint dimensions of the approved dwelling it does not have direct access to the garage which is recognised as being not ideal.
3. The modified house type has incorporated a 1.3m lean to at the front of the existing garage which will allow a door to be introduced between the garage and the hallway.
4. A similar type of modification was made to plot 6 during the course of the original application.
5. The lean to will be constructed with natural coursed stone to the walls and have natural blue slate to the roof, all to match the main dwelling.
6. The dwelling will maintain the 2 No parking spaces in accordance with the original approval.