



Statement in support of proposed side extension at **14 Swallow Hill, Batley**
WF17 0QN



JG-D has been instructed by Mr & Mrs K Mitchell to prepare a Householder Planning application for a proposed side extension at 14 Swallow Hill, Batley.

Swallow Hill is a quiet cul-de-sac within an estate of one and two storey dwellings accessed from Woodlands Road between Birstall and Upper Batley. The application site enjoys an elevated position at the head of the road with an extensive triangular shaped garden rising to the rear of the properties on Upper Batley Road.

The existing dwelling offers compact accommodation across a single level with three bedrooms, a wraparound living space and separate kitchen in a narrow duo-pitched plan form. The attached garage is at reduced drive level and features a more recent shallow pitched roof covering. It projects past the main dwelling to create a mono-pitch partially enclosing a patio area. The applicants recently purchased the property with the aspiration to both enlarge and better link the dwelling to the expansive garden beyond.

The proposed scheme seeks to simply project the form of the original gable into the garden to create additional accommodation. Extending past the garage footprint to infill the existing patio area allows the reinstatement of the original symmetrical roof form.

An open plan living space is proposed to the street gable with new French doors to the rear linking onto the existing paved walkway and concrete flagged steps to the rear of the property.

The existing bathroom will be remodelled to provide more compact sanitary accommodation whilst two of the existing bedrooms will be retained in their current location, amended as necessary to suit the new plan form. Within the proposed side extension a garden room will benefit from French doors opening onto a reconfigured patio area and a bay projection with hipped roof over the existing walkway to widen the narrow footprint.

The existing garage accommodation will be shortened to create a store with the rear section repurposed to provide service space for the new proposed bedroom which will also link to the new patio.

The existing drive provides parking for >2 cars.

All materials will match the existing.

Swallow Hill is in Flood Zone 1 with low risk of flooding.