

application: Extension & alterations to 80, Far Banks, Honley, Holmfirth
HD9 6NW

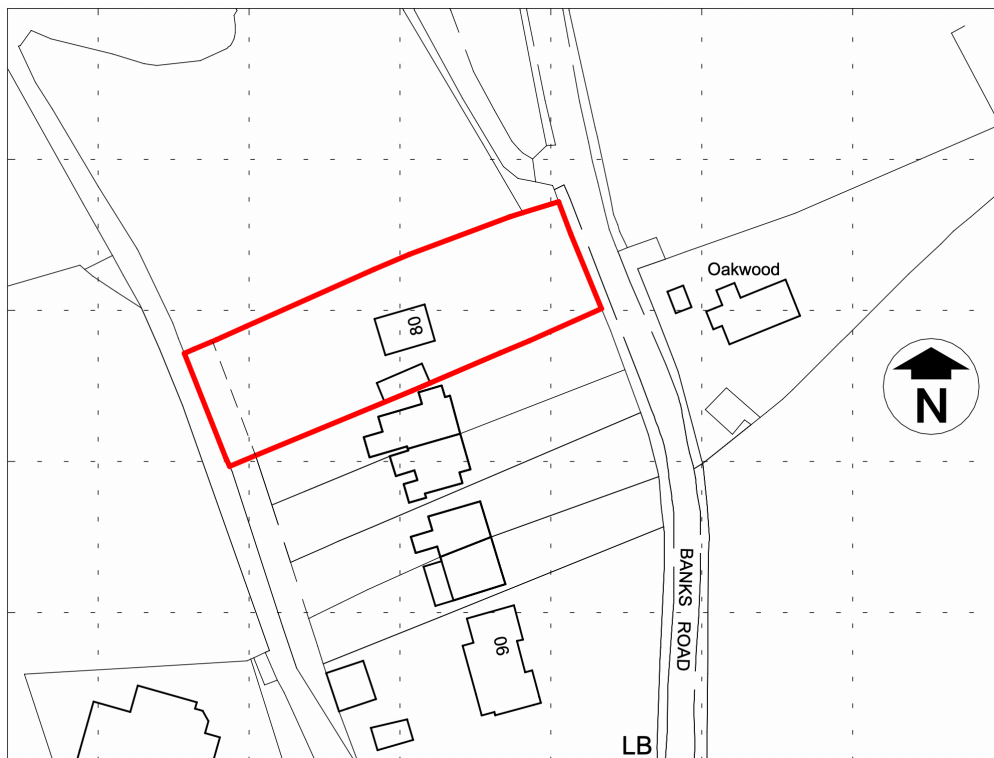
client: Mr & Mrs Millar

job nr: 23064S

date: December 2023

Introduction

This statement has been prepared in respect of the Householder planning application for the above mentioned property. The site is within the Green Belt and not within a conservation area, located as shown below.



site location

Proposals

The proposals are as shown on the application drawings and can be summarised as follows;

- Two-storey side extension to the northern side of the dwelling.
- Internal alterations associated with the above.

Amount, Layout and Scale

The amount, layout & scale of the proposals are as shown on the application drawings. The proposed extension will be set back from the front & rear elevations, with the roof line lower than the existing, to ensure that the extension is subservient to the host dwelling.

Appearance

External walling will be in regular coursed natural stone to match the existing, with ashlar surrounds to openings and ashlar detailing to the eaves and roof verges, all of high quality. Roof slating will be in natural blue slate to match the existing. Windows/door frames will be in UPVC, colour to match existing, with composite doors.

Summary

The proposed extension will form an attractive addition to the existing dwelling and will serve to create a family home on this substantial plot.

Internal alterations and improvements to the existing building fabric, together with the installation of a new energy efficient heating & hot water system have already been carried out, improving the thermal performance of the building significantly, to give the dwelling a sustainable long term future.

Tony Stead
Director
ADP Architecture and Design Ltd