

PLANNING APPLICATION

FOR

GARDEN ROOM

12 GROVE HOUSES

GYNN LANE

HONLEY

HD9 6LA

ON BEHALF OF

MRS C JAMES

DESIGN AND ACCESS STATEMENT

DATED: APRIL 2024

SUBMITTED BY NORTHERN DESIGN (OLDHAM)

17 STATION LANE

GROTON

OLDHAM

TEL: 07753859616

EMAIL: alan.davies@northerndesignpartnership.co.uk

1.0 – THE SITE

1.01 – The site is located at 12 Grove Houses Gynn Lane Honley.

1.02 - The site forms the Garden Area to 12 Grove Houses. The garden area is accessed via the principal elevation of the dwelling.

Parking and access is form this elevation of the dwelling.

2.0 – SITE PLANNING HISTORY

2.01 – There have been no other application for this site.

3.0 – PROPOSALS

3.01 - The proposal is to form a small detached Garden Room used as an amenity to the existing dwelling.

3.02 - The Garden Room will replace a existing outbuilding.

3.03 – As the site is within a high risk coal area. The Garden Room will be constructed in timber frame fixed to a concrete raft foundation. This will avoid any deep excavations of the site

4.0 - ENVIRONMENTAL FACTORS

4.01 - There are no trees or hedges to the site and it is fenced to the rear.

4.02 - The site will be landscaped with new trees and bushes subject to conditions.

5.0 - ACCESS AND HIGHWAYS

5.01 - The existing access will be remain.

5.02 – 2No Existing Parking spaces will remain to the site

6.00 – CONCLUSION

6.01 – The proposed Garden Room will be used as an amenity to the enjoyment of the existing dwelling.