

Design and Access Statement

In support of Planning Application for:

A single storey rear extension along the rear of the house, involving the partial demolition of the existing rear wall to provide a larger kitchen/dining room, and larger sitting room incorporating a study area. The addition of a pedestrian door opening into the garage on the east elevation.

At:

14 Manor Road, Farnley Tyas HD4 6UL

For:

Mr. and Mrs. A. Buckle

Introduction

This Design and Access Statement accompanies a planning application for a single storey rear extension along the rear of the house, involving the partial demolition of the existing rear wall to provide a larger kitchen/dining room, and larger sitting room incorporating a study area. The addition of a pedestrian door opening into the garage on the east elevation.

14 Manor Road forms half of a semi-detached property, which was originally built as a single dwelling over two floors at the end of the 1800's. The property is located in the village of Farnley Tyas in the parish of Kirkburton which is the Kirklees district, three miles south east of Huddersfield. The house falls within the Farley Tyas designated Conservation Area.

The house is built in traditional stonework with painted timber window frames and a stone slate roof. The existing house was extensively refurbished and extended in 2016 using external materials to carefully match those existing. The house provides living accommodation and a garage on the ground floor, and four bedrooms and two bathrooms on the first floor.

Design

The current proposals are for a single storey rear extension along the rear of the house, involving the partial demolition of the existing rear wall to provide a larger kitchen/dining room, and larger sitting room incorporating a study area. The addition of a pedestrian door opening into the garage on the east elevation.

The proposals will use materials and finishes to closely match those used on the existing house and 2016 extension.

One shrub (Arborvitae), one tree (Pine) and a small section of Laurel hedge are to be removed to make way from the extension as shown on the submitted plans. Evergreen shrub screening to number 12 Manor Road will be unaffected.

Off street parking will remain the same, with no changes to the vehicular and pedestrian entrances from Manor Road.

Schedule of current and proposed use.

Single dwelling house and associated garden.