

Design and Access Statement

For

Erection of a Single Dwelling

To

Land Adjacent West Side

Of

4 Downing Street, Linthwaite, Huddersfield, HD7 5PU

For

Peter Armitage Ltd

July 2018

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1. Introduction

This application for planning permission is for a modified proposal in respect of a detached dwelling within the curtilage of Number 4 Downing St which has extant planning permission

The modified proposal is based on the original design allowed on 26th October 2015 numbered 2015/70/92561/W

The modifications have been brought about as a result of drainage investigations.

The changes to the original design are:

- Raising the floor levels and ridge height of the dwelling approximately 600mm in order to be able to connect new drainage to appropriate falls.

2. The Site

The application site is situated within the existing gardens of No.4 Downing St. The site area extends to 1085m² although 365m² of this includes the private access to Downing St, an adopted highway.

Downing St is a short cul-de-sac serving the private drive which gives access to 4 detached dwellings and is located off Whitehall Rd approx 500m from Linthwaite Centre

The site boundaries are indicated in red on the plan below



3. Surrounding Properties

The surrounding properties are mainly two and three storey dwellings having lower ground floor garages, ground floor accommodation and some with first floor accommodation in the roof space.

All the properties are stone built and have slate or artificial tile/slate roofs. Gardens are generally open plan to the private access



4. The Proposal

Pre-application advice has been sought from Nia Thomas

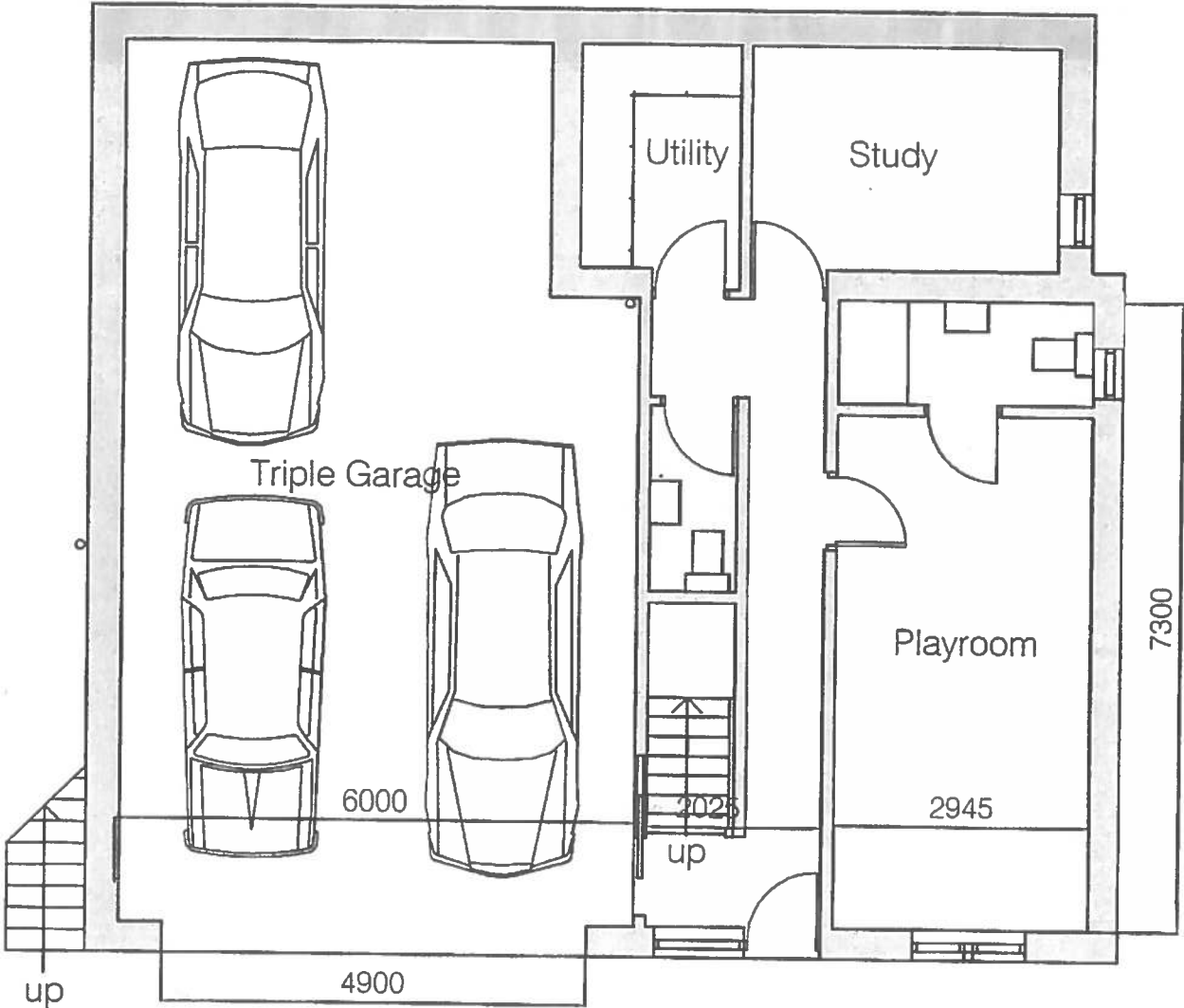
The proposal is based on the extant planning permission with the front south east elevation being in the same position together with the gables.

The floor levels and ridge height are to be raised by 763mm in order to connect new drainage at correct falls to existing.

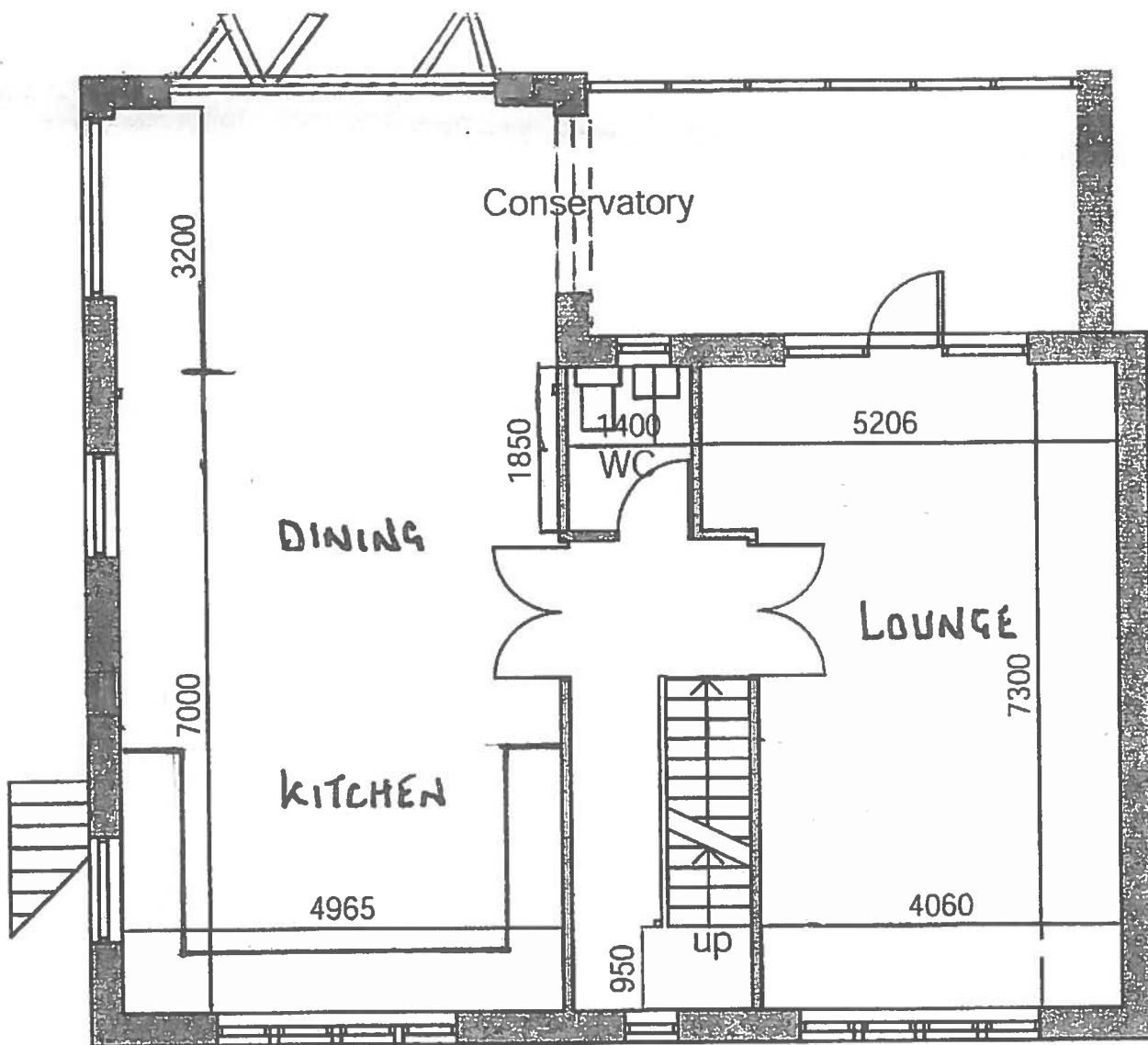
The internal layouts have been changed from the original by means of the kitchen/dining and living room areas have been swapped over.

The projecting chimney stack above the ridge and the external chimney breast has been removed.

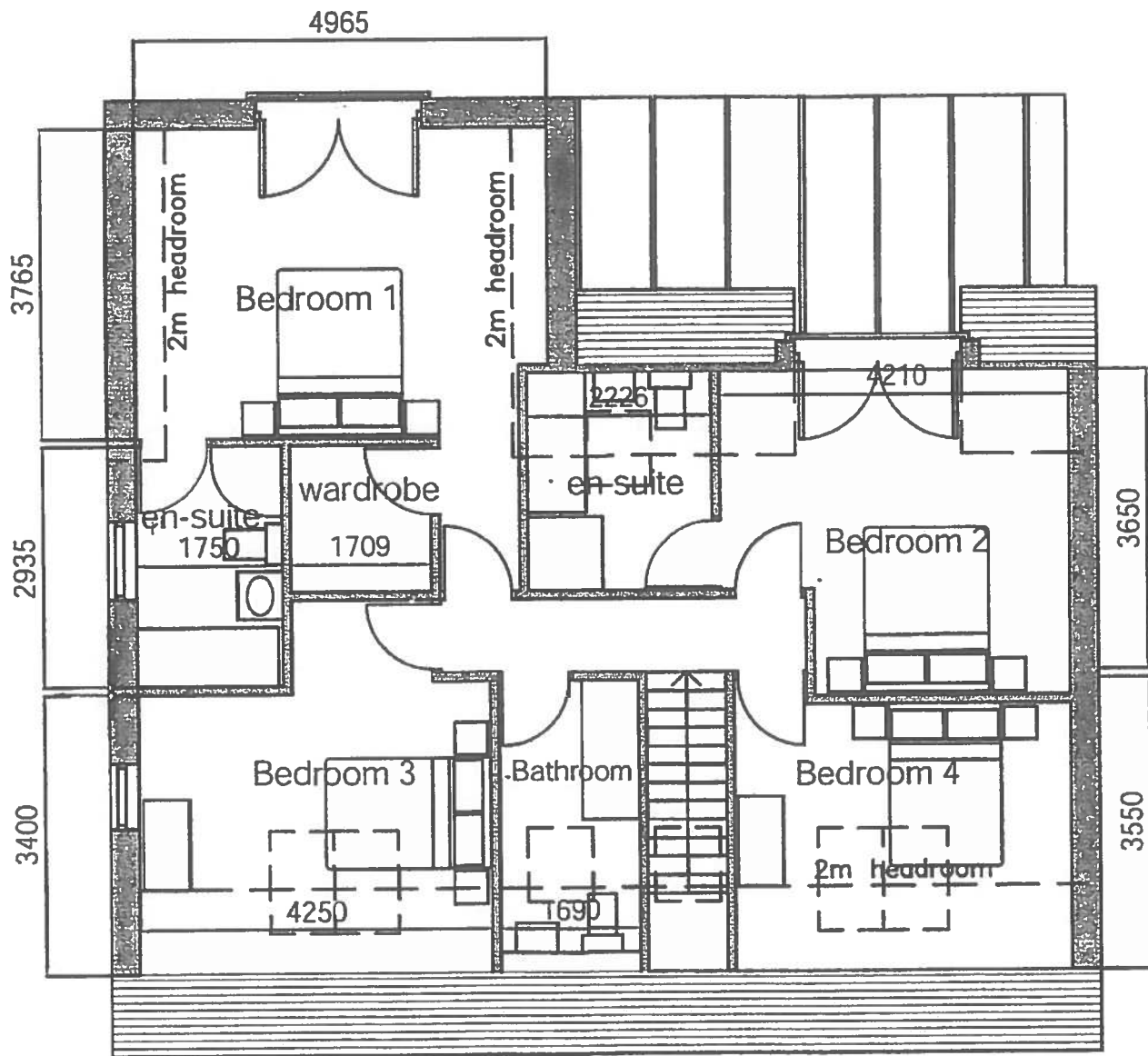
Floor Plans



Lower Ground Floor Plan



Ground Floor Plan

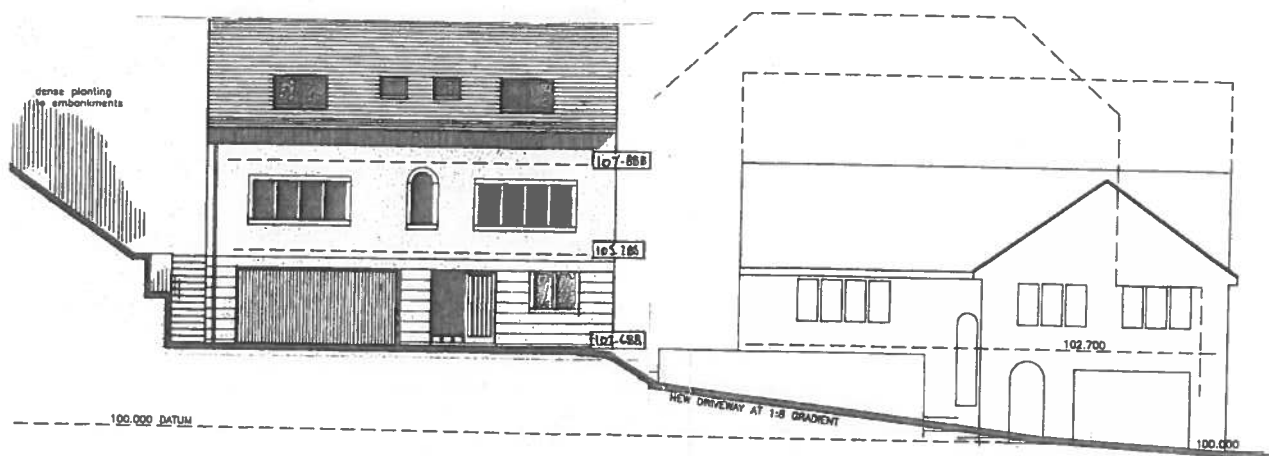


First Floor Plan

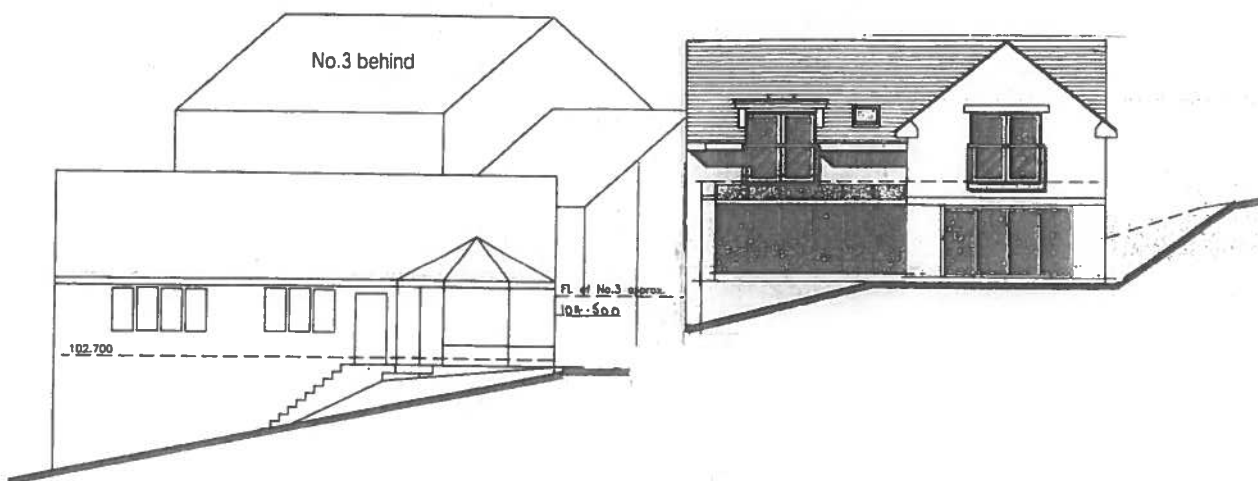
Scale

The proposed floor level of the garage is changed to 2.688m above the garage floor level of No. 4 which is set as the datum of 100.000. The approximate ridge height will in turn be raised 763mm leaving it 840mm below the ridge of No.3 Downing St.

The scale of the elevations remain as per the extant permission



South East Elevation



North West Elevation

In terms of appearance of the development, due to the proposed levels in relation to the existing ground contours, the impact of the development from the Green Belt is much the same as the design granted on the extant permission and not visually detrimental.

Appearance

The development will be constructed as the extant permission in natural stone as existing properties and the roof will have dark grey interlocking tiles to match the existing. The windows will have ashlar heads, cills, mullions and jambs as indicated and the windows will be pvcu to match the surrounding properties. The roof lights will be dark grey powder coated frames and be set within the same level as the tiled roof covering. The flat dormer to Bedroom 2 will be clad in dark grey Resitrix single ply membrane with mid rolls. The conservatory will also be in dark grey colour. The roof pitch is similar to surrounding properties.

Access

The access to the dwelling remains as per the extant permission in regards to the visitor parking, gradients and turning/access area.

5. Design, Topography and Mass

The position of the modified proposal is identical to that on the approved extant permission

The materials proposed are unchanged and match those of the existing houses

Comments made on the original proposal were that it would not break the skyline when viewed from beyond Downing St, the slight increase in height will not change that appearance and the South elevation will be partially revetted and thus will reduce the visual impact of the proposal from the countryside.

The proposal, although raised in height, is still similar to the design of the surrounding properties and is still located in a position that would not appear cramped, incongruous or overbearing.

6. Densities

There would be no change to the density of the proposal

7. Summary & Conclusion

The application site has extant planning permission for one detached dwelling

The applicant requires to modify the design in order to connect new drainage to existing at correct falls

The modifications to the original design do not radically affect the principles upon which the extant permission was granted and will not harm the character or appearance of the local area.