

Two Storey, Side Extension

20 Hallas Grove, Dalton, Huddersfield. HD5 8ED

Design and Access Statement.

Site Description

No. 20 Hallas Grove is a semi-detached house with detached garage situated within a plot of approx. 245sqm.

Overview

The proposals for this development in terms of planning concern the addition of a two-storey extension to the side West Elevation, in place of the existing driveway.

The intension of this development is to create ground floor garage and storage space with an additional first floor bedroom with en-suite (increasing the gross external area by approx. 20.6sqm). As part of this development the existing independent concrete panel garage to the rear of the property will be demolished and removed to create a larger garden space.

The proposed works are driven by the need for storage space once the existing garage is removed and larger bedroom space for the two growing boys.

External Finishes

New external walls to all faces of the proposed extension will be new red brickwork to match existing to the West and North elevation with sandstone to match existing on the front South elevation. The upper pebble dash render to the first floor is proposed to be removed and replaced with a through colour white render, first floor to the extension to match.

Roof covering to be blue slate roof tiles to match existing.

Upvc windows and doors to match existing, window colour: White. Door colour: TBC

Adjacent Properties

Adjoining neighbours at number 22 have had no adverse comments and look to be in support of the proposals. Adjacent neighbours at number 18 also have no adverse comments.

External Works

The existing concrete driveway will be replaced with new. To the rear new paving and patio with lawned garden area in place of the removed garage.

Drainage

Rainwater runoff from the proposed extension roof will connect into the existing surface water drainage system. The existing foul drainage will remain with no need for alterations.

All drainage works will be contained within the ownership boundary and therefore not affect the adjacent properties.

Images of Proposals

The following photos and images show the existing property and the proposal.



Existing Front (South Elevation)



Existing Rear (North Elevation)



Proposed Image, Front (South Elevation)



Proposed Image, Rear (North Elevation)

Conclusion

As outlined in this statement and the drawings these proposals are needed to accommodate a growing up family with additional bedroom and storage space in place of the existing garage space. Visually the proposals will be in keeping with this and surrounding properties.