

Address: 8 Snelsins Road Cleckheaton BD19 3UE

About the application

Application number: 2024/92237	
What is the application for?:	Erection of single storey rear extension with new proposed side entrance
Address of the site or building:	10, Snelsins Road, Cleckheaton, BD19 3UE
Postcode:	BD19 3UE

User comments

Type of comment: A general comment	
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Group Plans and Elevations [id 1054049] 001C Floor Plans -

Both the existing and proposed ground floor plan are incorrect in respect of the boundary lines to the neighbouring property.

The side elevation where the proposed planting, steps and ramp are to be constructed, this needs to be amended. The boundary of Number 10 Snelsins Road does not run in line with the existing electric gate. The neighbouring property, 8 Snelsins Road boundary falls in this area outlined on the planning application.

The application does not indicate where additional drainage will be placed to mitigate for the water surface run off, from the proposed new steps, ramp.

Number 10 stands elevated to number 8 Snelsins Road. With the existing grassed area and soil to be removed for the new steps/ramp, this excess rain water needs an adequate drainage system to prevent water run off into the neighbouring property.

Appendix A Climate Change Statement for Planning Applications

Ref -

Q5:

Additional down pipes as needed ? - Where will these be located?. the proposed downpipes need to be put in place to mitigate for the water run off from the proposed extension into the existing drainage system.

Q6:

Rainwater storage butts are not showing on the planning application or in any potential locations. This will only have limited capture of water from both the existing roof and the proposed extension.

Water storage butts are for recreational use and not a permanent solution for water run off.