

ADP **planning statement**

application: Extensions, alterations & conversion to form parent accommodation at Catch Bar Farm, 401, Dunford Road, Hade Edge, Holmfirth, HD9 2SZ

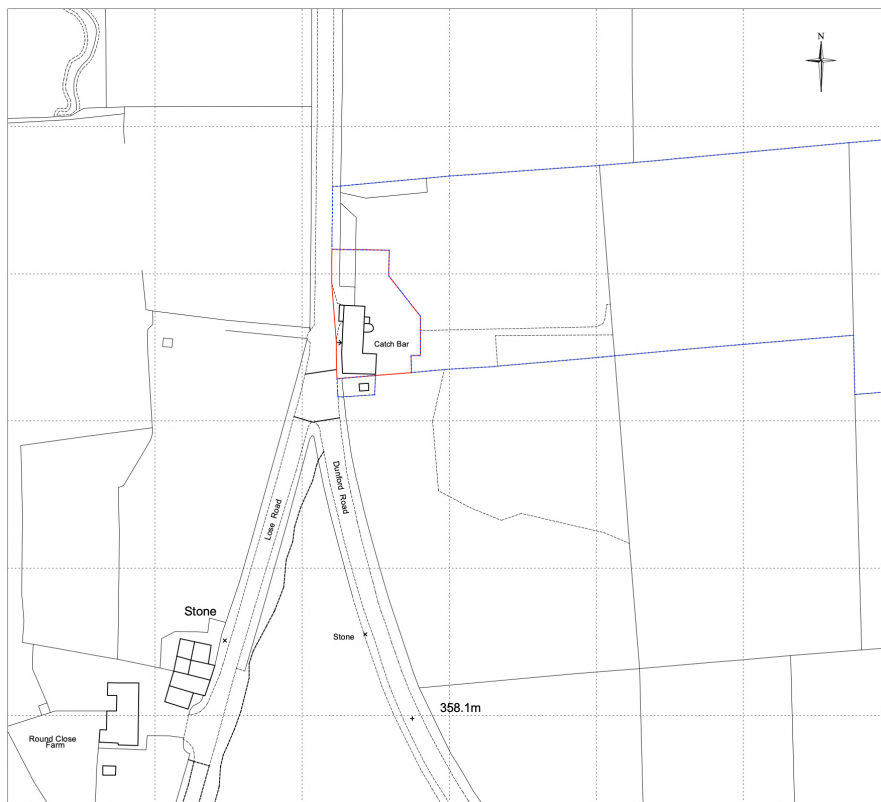
client: Mr & Mrs Leary

job nr: 22086S

date: August 2024

Introduction

This statement has been prepared in respect of the Householder planning application for the above mentioned property. Location of the site is as shown below. The site is within the Green Belt but not within a conservation area. The red line application boundary is what is considered to be the domestic curtilage of the property. The blue line denotes other land in the applicant's ownership.



site location

Planning History

A previous planning application was submitted in July 2023 (2023/62/91931/W) which was ultimately refused, principally in respect of a first floor extension to the southern side elevation, above the existing garage. This first floor extension element has been removed from this new proposal, replacing only the monopitch blue slated roof above the existing garage with a new stone slated gable roof.

Proposals

The proposals are as shown on the application drawings and can be summarised as follows;

- New roof structure over and conversion of the existing garage to form parent accommodation for Dr Leary's mother & father.

- Ground floor extension to the east elevation, to replace an existing conservatory/porch extension.
- Other associated internal & external alterations.

Amount, Layout and Scale

The amount, layout & scale of the proposals are as shown on the application drawings. The existing blue slated monopitch garage roof is to be replaced with a natural stone slated gabled roof design, to harmonise with the host building. Existing blockwork & rendered walls are to be upgraded to natural stone, to match existing. The ground floor extension to the east elevation is to replace the existing conservatory/porch.

Appearance

External walling will be in natural stone to match the existing, with ashlar surrounds to openings, all of high quality. Roof slating will be in natural stone slates to match the existing. Windows/doors will either be in white UPVC to match existing or superior quality composite aluminium/timber.



existing



proposed



existing



proposed

The above illustrate what we believe will be improvements to the principal east elevation.

Summary

The proposed extensions & alterations will visually enhance and improve the external aesthetics of the building. Internal alterations and improvements to the building fabric will improve the thermal performance of the building significantly, giving the building a sustainable long term future.

Tony Stead
 Director
 ADP Architecture and Design Ltd