

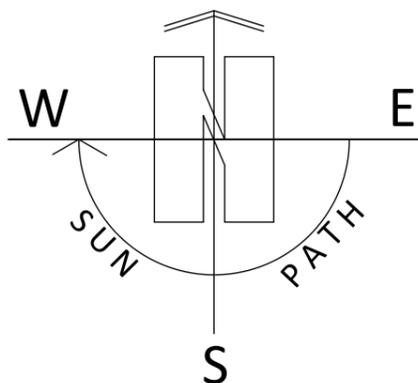
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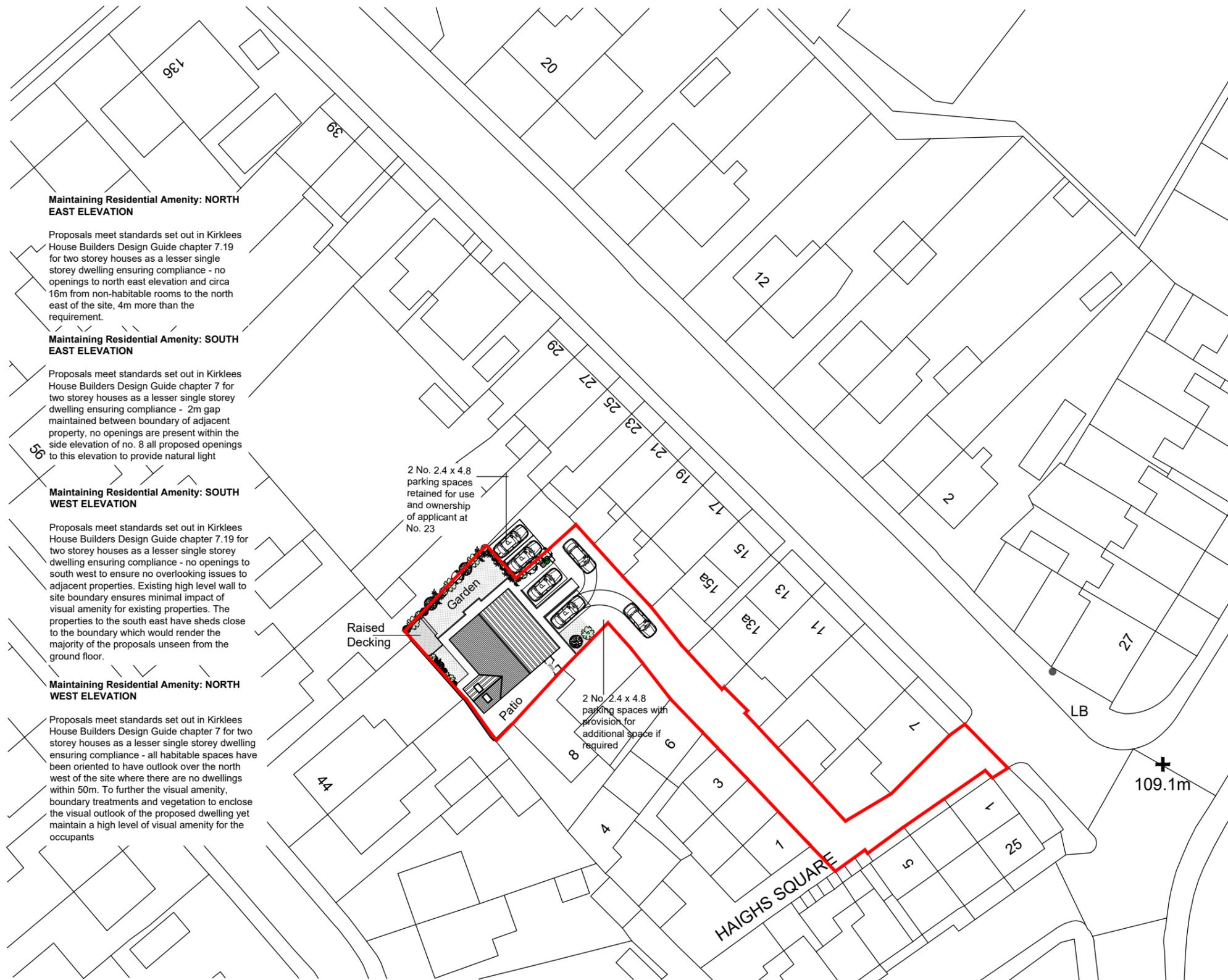
Project
 Outline for 1 Detached Single Storey Annex Dwelling at, Land to rear of 23 Dalton Fold Road, Dalton, Huddersfield, HD5 9NL
 Client

Sandra Wilcox

Drawing Title/Issue

Site Block Plan as Proposed

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Maintaining Residential Amenity: NORTH EAST ELEVATION

Proposals meet standards set out in Kirklees House Builders Design Guide chapter 7.19 for two storey houses as a lesser single storey dwelling ensuring compliance - no openings to north east elevation and circa 16m from non-habitable rooms to the north east of the site, 4m more than the requirement.

Maintaining Residential Amenity: SOUTH EAST ELEVATION

Proposals meet standards set out in Kirklees House Builders Design Guide chapter 7 for two storey houses as a lesser single storey dwelling ensuring compliance - 2m gap maintained between boundary of adjacent property, no openings are present within the side elevation of no. 8 all proposed openings to this elevation to provide natural light

Maintaining Residential Amenity: SOUTH WEST ELEVATION

Proposals meet standards set out in Kirklees House Builders Design Guide chapter 7.19 for two storey houses as a lesser single storey dwelling ensuring compliance - no openings to south west to ensure no overlooking issues to adjacent properties. Existing high level wall to site boundary ensures minimal impact of visual amenity for existing properties. The properties to the south east have sheds close to the boundary which would render the majority of the proposals unseen from the ground floor.

Maintaining Residential Amenity: NORTH WEST ELEVATION

Proposals meet standards set out in Kirklees House Builders Design Guide chapter 7 for two storey houses as a lesser single storey dwelling ensuring compliance - all habitable spaces have been oriented to have outlook over the north west of the site where there are no dwellings within 50m. To further the visual amenity, boundary treatments and vegetation to enclose the visual outlook of the proposed dwelling yet maintain a high level of visual amenity for the occupants

1:500

