# PLANNING APPLICATION FOR

# THE CONVERSION OF A GARAGE TO AN ANNEX WITH A FIRST FLOOR EXTENSION

## KNOWLE HOUSE
## KNOWLE TOP,
## MELTHAM,
## HOLMFIRTH,
## HD9 4DT

## ON BEHALF OF
## MR AND MRS STAFFORD

DESIGN AND ACCESS STATEMENT

DATED: SEPTEMBER 2024

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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## 1.0 – THE SITE

1.01 - The site is situated along the South side of Knowle Lane, on the outskirts of Meltham.

1.02 – Knowle House is a detached stone built dwelling (see Photographs 1-3), with a double garage and store (Photograph 4) and outbuilding (Photograph 5).

Photograph 1 – Front Elevation 1

Photograph 2 – Front Elevation 2

Photograph 3 – Front Elevation 3

Photograph 4 – Garage and Store

1.03 – The garage is attached to the West elevation of the dwelling, but has no connection through. The garage and store are stone built. The buildings are structurally sound, however there are signs of wear to the flat roof, which is rather unsightly and does not complement the house.

Photograph 5 – Outbuilding

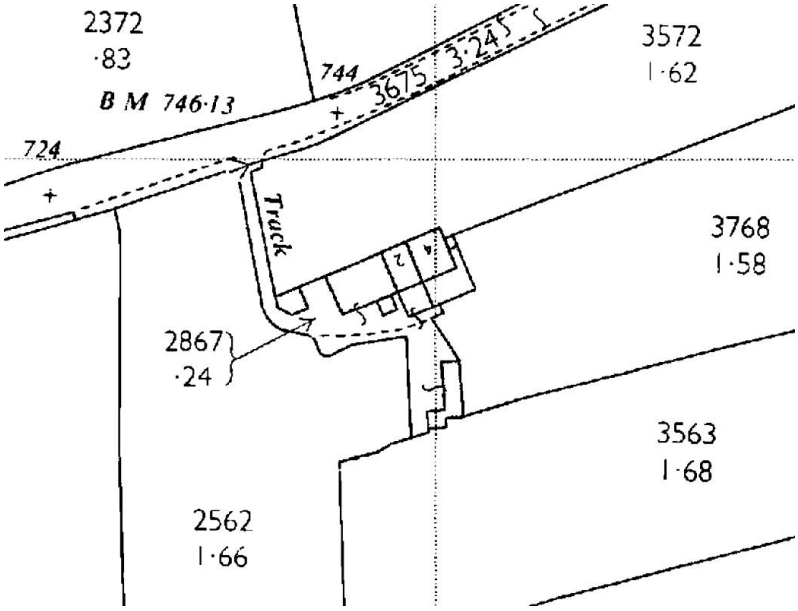
## 2.0 – SITE PLANNING HISTORY

2.01 - There are two planning applications relating to this dwelling (2008/93977 and 2009/92066), both however seem to have the same proposed drawings. Both applications were withdrawn.

## 3.0 – PROPERTY HISTORY

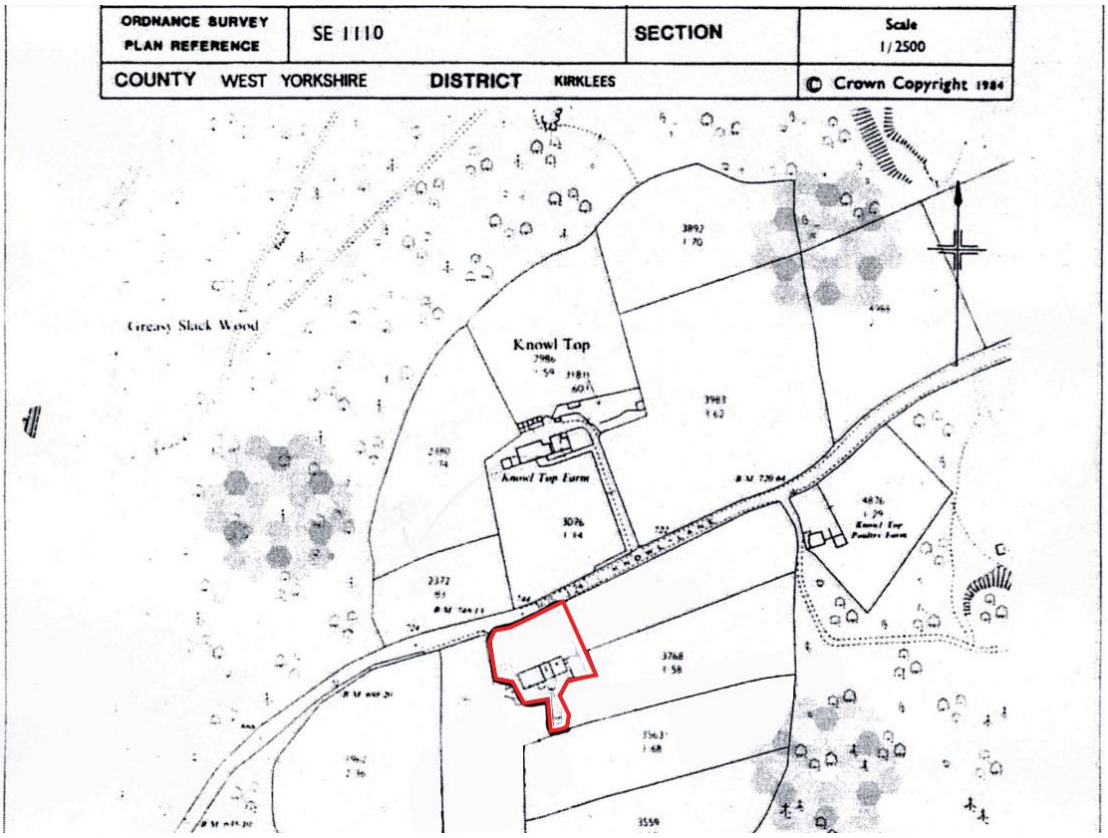
3.01 – The property was extended in the 1960's by its previous owners, as the garage was created to replace an existing barn to the west of the dwelling. The single storey front extension to the North elevation was also completed at this time.

3.02 – The earliest maps from 1922 show a substantial barn alongside the existing dwelling, which was once split up into two dwellings. The barn is also shown on the 1955 ordinance survey map pictured below. This shows the barn having approximately the same footprint as the two dwellings.




Map 1 – 1955 OS map

As mentioned in a previous application (2009/92066) the barn and two dwellings are still visible on a land registry plan dated 1984.




Map 2 – 1984 OS Map

## 4.0 – PROPOSALS

4.01 - The proposals are to convert the existing garage and store room into an annex to be used by the applicant's elderly mother. A first floor extension is also planned to allow a mezzanine to be created.

4.02 – Additionally, a new door opening is to be formed on the front elevation allowing the applicant to directly access the Utility from the front.

4.03 - The design of the proposals has been carefully considered to meet the requirements of the applicants and respect the surrounding context.

4.04 - To assist with the interpretation of the proposals, we will explain the reasoning in terms of footprint, scale and massing, external appearance and materials. This can all be considered by observing the plans and 3D views submitted as part of the application documents.

### FOOTPRINT

The proposals adhere to the same footprint of the existing building. An existing outbuilding is to be removed, which equates to approximately 15.5 Sqm.

### SCALE AND MASSING

In line with the Kirklees SPD guide, the roof of the extension has been set down from the main dwelling, whilst the stepping back from the front elevation is maintained as the building is kept to the same footprint.

The additional volume created by the first floor extension equates to approximately $96m^3$. The existing dwelling totals to approximately $753m^3$, whilst the front extension completed in the 1960's is approximately $52m^3$. The volume increase from pre 1960 to now, including the proposals, therefore results in a 16.4% volume increase.

This calculation does not include the outbuilding pictured in photograph 3, which is to be demolished, equating to 40m$^3$. The barn as previously mentioned being the same footprint as the dwelling, would equate to 460m$^3$ if only a single storey high.

**APPEARANCE**

The proposals seek to provide a well-designed and aesthetically attractive extension, without overstatement. The proposals keep traditional elements, with stone heads and cills and stone slates. There are contemporary design elements to reflect the current aesthetics, with aluminium eaves detailing and glazing to the West. The design takes advantage of the South West views, whilst benefitting from solar gains.

**MATERIALS**

The proposed materials provide a complementary blend of traditional stone, with a small sections of aluminium detailing breaking up the West feature glazed section. The roof will be traditional stone tiles to reflect the existing dwelling.

**5.0 – ENVIRONMENTAL FACTORS**

5.01 - There are no trees, planting or hedging affected by the proposals. With the rear garden being South facing, the extra volume created has no impact on shading any aspects of the garden.

5.02 - The proposals will provide a well-insulated, energy efficient extension to form an annex.

5.03 – The proposals include solar panels on the South roof of the annex. This will assist with heating the hot water and reduce the environmental impact of the proposals.

## 6.0 – HIGHWAYS

6.01 – The proposals include converting the garage to an annex, which reduces the number of parking spaces. Due to the size of the existing driveway, 4 parking spaces can easily be achieved. Please see block plan drawing which shows this.

## 7.0 - CONCLUSION

7.01 - The proposals will provide a well-designed annex for the applicants elderly mother. This will allow the mother to keep her independence and improve her quality of life.

7.02 – As explained the additional volume created with the proposal is minimal compared to the existing and historic volumes of the dwelling. The extension remains sub-servient to the original dwelling, and provides a more aesthetically pleasing appearance than the existing flat roofed garage.

7.03 – There are no detrimental factors in terms of highways and the environment.

7.04 - We therefore trust that Kirklees Council can support this proposal.