1.0 INTRODUCTION

1.1 The host building is a semi-detached bungalow, which dates from the second half of the twentieth century.

1.2 The property is not listed and is not situated in a conservation area. No changes have been made to the original design.

1.3 This application seeks approval for the formation of a bedroom in the roof space including the formation of a gable and front and rear dormers.

1.4 Application reference 2018/62/94032/W for a single storey rear extension and hip to gable roof extension with front and rear dormers to 22 Chiltern Avenue was granted conditional approval on 04-01-2019.

2.0 ACCESS STATEMENT

2.1 This application will have no impact on access parking or manoeuvring on site.

3.0 DESIGN STATEMENT

3.1 Context.

The application site is located 3.75 km north-west of Huddersfield town centre in a predominantly residential area, which is characterised by bungalows and houses dating from the second half to the twentieth century. A pallet of brick cladding and concrete tile roofs assembled using traditional handicraft techniques has created a coherent street scene.

3.2 Amount.

This application seeks approval for the formation of a bedroom in the roof space including the formation of a gable and front and rear dormers.

3.3 Layout.

The layout of these proposals has been derived from the configuration of the existing dwelling and its relationship to adjacent properties.

3.4 Scale.

The scale of these proposals will ensure that the original building will remain legible.

3.5 **Appearance.**

The architectural expression selected is derived from the host building. Compatible materials and detailing will ensure that a coherent architectural expression is achieved that will make a positive contribution to the street scene.

3.6 **Landscape.**

Landscape treatments on site will not be impacted by these proposals.