Statement

11B Back Green, Outlane, Huddersfield HD3 3YT




Existing Building



Proposal

Conversion & Extension to form dwelling.

Background.

The applicant has confirmed the following

The land in question. The area has always been a hard standing surface, dating back to the time when the site was used as a caravan park. However, over time the space became quite overgrown, unkempt & untidy.

To improve the condition of the area one of the tenants residing at the property took the initiative to tidy up the space. The tenant, facing a lack of adequate parking for his vehicles, used this opportunity to create additional parking for his use.

It is evident from the Local Authority Maps that part of the proposal is within Greenbelt.

From the image above the Greenbelt boundary does not follow the actual boundaries on site. Its is clear that all boundaries to surrounding properties have changed overtime.

The existing building has a volume of 346m3 and the proposed additions equate to an additional 133m3 (38%). The existing building would be the dominant element in terms of size and appearance.

The proposed materials would match the existing which is also the prevailing local material, the extension is subservient to the host building.

The proposal would keep in with the character of the host building and adjacent properties in the immediate area.

The small scale of the proposal would not cause any detrimental impact in regard to overdevelopment within the immediate area or the Greenbelt. The site is heavily surrounded by large trees that screen the proposal from view.

The host building is located on a back road, accessed off of New Hey Road. As such given the location & orientation of the building it is hidden within the street scene and therefore does not cause a detrimental impact within the street scene nor on the Greenbelt.

R Langley ACABE

