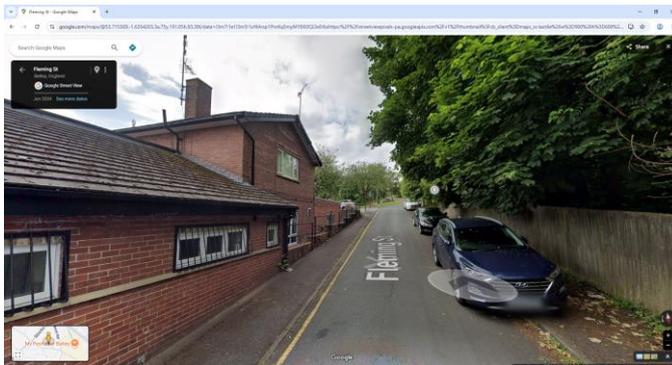
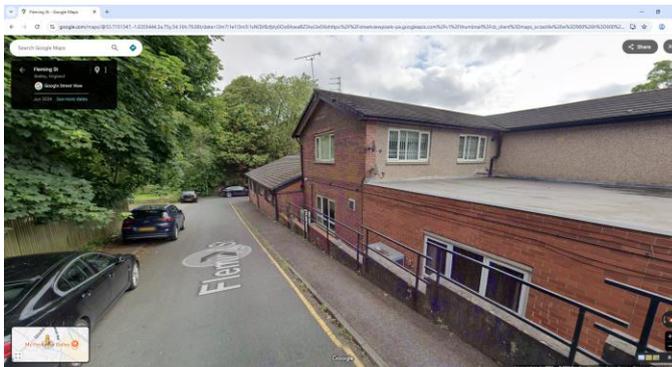
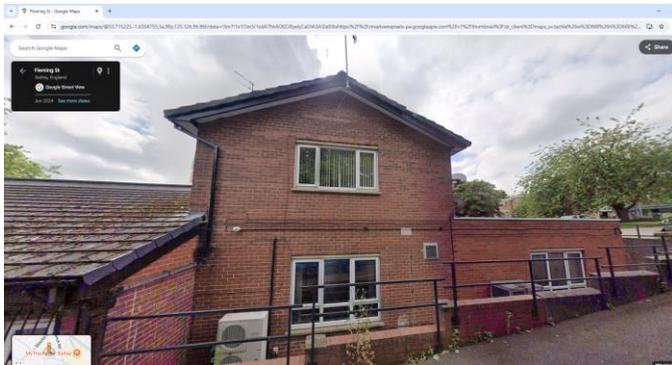


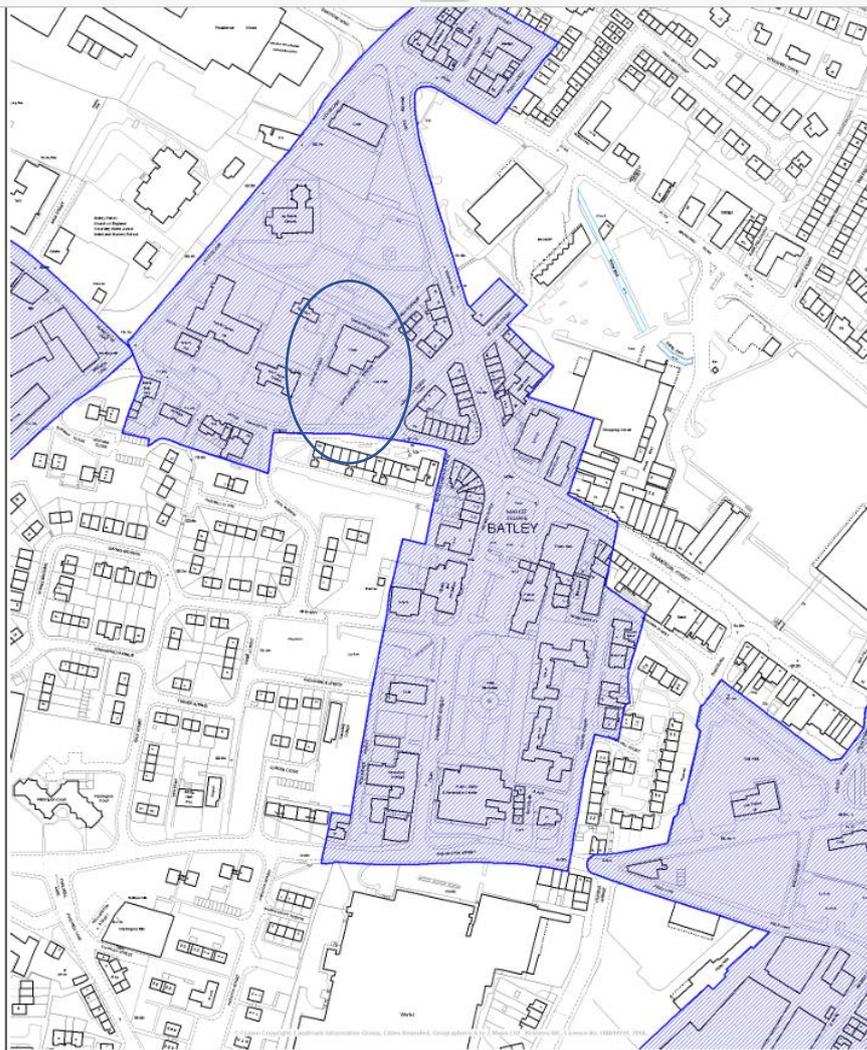




## APPLICATION SITE



## Existing google images - West Elevation



This copy has been produced for Planning and Building Control purposes only.  
**NO FURTHER COPIES MAY BE MADE**  
Derived from the Ordnance Survey map with the permission of the

**Kirklees MC - Planning Service**

**CONSERVATION AREA**



**LISTED BUILDING DIAGRAM**

There are no listed properties in the immediate vicinity of the application site. Those indicated on the listed building plan above, are out of sight from the development site.

## **SITE CONTEXT**

The site is located to the South East of Batley All Saints Church, which is heavily landscaped with mature trees, shrubs and vegetation. Fleming Street runs to the West of the site with Churchfield Street to the North. Residential buildings to the North West screen the proposed site together with mature trees running to the North West of Fleming Street.

## **PROPOSALS**

Access to the stewards flat is currently via an internal staircase within the building. It is proposed to create an external staircase from the public footpath on Fleming Street into the flat. Entry to the building will be through an opening adjacent to existing windows incorporating a suitable door.

The stair is to be constructed in powder coated steel with a security gate installed in a new opening created in the boundary wall at the junction with the footpath.

Please note a previous application was approved in 2014, application number: 2014/62/92743/E.

## **IMPACT OF THE PROPOSED DEVELOPMENT**

The development has no detrimental effect on surrounding properties and significantly benefits the amenity of the adjacent properties and should be viewed as wholly acceptable.

Mark Brotherton

BA(Hons) Dip Arch RIBA

Director