

Design Heritage Statement

in relation to Amendments to Existing Detached Garage at:
7 West Lane Gomersal

1. Introduction

- i. The application site is situated at 7 West Lane Gomersal
- ii. The building lies within Gomersal Conservation Area, there is no current appraisal for the conservation area
- iii. The site is defined by residential housing

2. The Proposal

- i. The proposal was to add a steel spiral staircase and modify the existing first floor window to a door opening. This is a retrospective planning application
- ii. There will be no overshadowing or overlooking of any surrounding properties .
- iii. All proposed external renovations are in keeping with the existing building with all new materials to match existing materials, there will be no impact on the conservation area with these additions.

3. Planning Policy

I understand that the following policies relate to this application:

- i. The National Planning Policy Framework (NPPF)
- ii. CABE Guidance

4. Assessment of Proposal

- i. The proposal has been designed to meet the amenity standards set out in the Councils Local Plan with regards overlooking, overbearing, and over shadowing.
- ii. All new materials match the existing materials

5 Conclusion

1 In the absence of any identifiable harm being caused to the interests of acknowledged importance, it is recommended planning permission be granted in respect of this scheme

REAR ELEVATION



