

1.0 INTRODUCTION

- 1.1 The host building is a stone-built converted barn.
- 1.2 The property is not listed or situated in conservation area.
- 1.3 This application is for a Lawful Development Certificate for a single storey rear extension.

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 in the hamlet of Bolster Moor, which is located 6 km west of Huddersfield. The area is typical of West Yorkshire hill farming communities, where small fields enclosed by drystone walls predominate. The land slopes to the east of the site where an area of mature woodland separates Bolster Moor from the adjacent settlement of Golcar.

3.2 Amount.

This application is for a Lawful Development certificate in connection with a proposed single storey rear extension

3.3 Layout.

The layout of the proposed extension derives from the configuration of the host property.

3.4 Scale.

The scale of the proposed rear extension will ensure that the host building will remain legible.

3.5 Appearance.

The use of compatible materials will ensure that a coherent architectural expression will be achieved.

3.6 **Landscape.**

Landscape treatments will be limited to the reinstatement of disturbed surfaces. Existing boundary treatments will be retained.

4.0 **JUSTIFICATION**

- 4.1 The proposed extension will not result in the building occupying more than 50% of the site area.
- 4.2 The proposed extension will be single-storey and located more than 2.0m from the site boundary.
- 4.3 The proposed the proposed extension will be built from compatible materials.

5.0 **SITE PHOTOGRAPHS**



