

PLANNING STATEMENT FOR
SINGLE STOREY REAR EXTENSION AT
LING HOUSE FOLD LANE COWLING
KEIGHLEY BD22 0BG

This planning statement is to aid the Local Planning Authority to determine this Single Storey Rear Extension. The extension was the subject of a Lawful Development Certificate application which failed on the overall height of the extension and because the house is in a conservation area where materials are subject to approval.

The house is a single detached property situated at the end of a single track road Fold Lane which in turn is accessed from Main Street Cowling. The site lies within Character Area 5 of The Cowling Conservation Area.

Character Area 5: Open landscape to the south.

The land rises up from Keighley Road to Earls Crag with Lund's Tower providing excellent views across the valley to the north. The open landscape immediately south of the settlement consists of enclosed pasture formerly associated principally with Fold Farm on Fold Lane. The majority of surviving enclosure boundaries are shown on the 1853 Ordnance Survey Map.

Although the southern edge of the historic core of Cowling has been compromised in places by late-twentieth century residential development, the landscape helps define the relationship between the historic core and its rural hinterland. The survival of Fold Lane and the legibility of the former Fold Farm are important aspects of this landscape.

The house was built in the early 1970,s and constructed of natural stone to the front elevation with stone mullions and jambs to the windows. The remainder of the elevations are finished in a pebble dash with a stone plinth to the ground floor level. The roof is constructed using concrete tiles.

The house has not been extended since it was first built but a detached double garage has been built behind the property constructed of pebble dashed concrete panels.

The extension is to project 3.3M out from the rear of the existing house and although it will extend across the full width of the rear of the house the extension will be more than 2M from both the side boundaries and over 28M from the rear boundary.

The extension will be constructed of materials to match the existing house and the roof pitch will be similar to that of the existing house.

Eric Breare Design, Hayhills House, Hayhills Road, Silsden BD20 9NE.