



DESIGN AND ACCESS STATEMENT

Two storey side extension to dwelling

Knowsley Barn
Scammonden Road
HX4 0EL

11/02/2021



1. Background and the Proposal

- 1.1. The proposal is to reconfigure the internal arrangements of the dwelling and to construct a two storey side extension, in materials to match the existing. It will involve an increase in volume of around 30% (500m³ to 645m³) and an increased floor area of 32% (169m² to 221m²).
- 1.2. There will be no change to the existing access and parking arrangements.
- 1.3. The property is not within a Conservation Area and is more than 500m from the nearest listed building.

2. Planning Policy

- 2.1. This application has been prepared having regards to the following policies contained in the NPPF and the Replacement Calderdale Unitary Development Plan:
NE3- Extensions in Green Belt
BE1- General Design Criteria
BE2- Privacy, Daylight and Amenity Space
NPPF Section 7 – Requiring Good Design
- 2.2. The National Planning Policy Framework Planning (NPPF) (145) states that: *new development in the Green Belt is inappropriate except for:*
c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'.

3. Assessment against policy

Principle of Development

- 3.1. NPPF (145) allows the extension of dwellings within the Green Belt, provided it does not result in a disproportionate addition over and above the size of the original building. The proposed extension only represents a 30% increase in volume and a 32% increase in floor area.

Design

- 3.2. The building is to be sympathetically extended to one side, using the same roof pitch so that the impact of the extension is minimal. Natural stone for the walls and stone tiles



for the roof will be used so that they match and blend in with the existing building. There is a large glazed area in the NW elevation of the new extension and this is to take advantage of the view over the valley.

Climate Change

- 3.3. Roof, floor and walls will all be insulated up to and beyond the level required by building regulations, because of the exposed setting the building occupies. Natural reclaimed materials will be used for external walls and roof and wherever possible local trades people and materials will be used in the renovation.

Residential amenity

- 3.4. The windows in the extension will not overlook any other residential properties at close quarters.

4. Conclusions

- 4.1. The conversion and extension of the building fully accords with both local and national planning policy.
- 4.2. It is respectfully requested the application be supported, to allow the extension to start as soon as possible.