



JOHN & JENNIFER WHARTON : ARCHITECT DESIGNERS

Craven House
Brook View
Curlton
SKIPTON
North Yorkshire BD23 3EX
tel 01756 792708
fax 01756 795278

APPLICATION STATEMENT

Extension to 81 Parkside Terrace, Collingworth BD13 5AD

Existing situation :

No 81 is the easternmost of a pair of ca 1970 semi-detached houses, on the corner of Parkside Terrace and The Dell. There is a flat roofed detached garage at the rear which is to be removed, enabling the rear garden to be restored to its original size.

The proposals are to construct a new 2 storey end extension for a bedroom over a garage, as an inset and downset building to match the house.

Floor levels will be 400 mm below existing house floor levels to suit external ground levels and to use the existing stairway landing level.

There is an existing 100 mm ϕ foul sewer crossing the site at shallow depth at the front and side of the house. An application to build-over the sewer has commenced with Yorkshire Water. The pipe is already within a 3 metre distance of the house. Suitable measures will be taken to lintel over the drain where it passes through the extension footings.

Bats / wild birds :

The existing house roof will be undisturbed by the proposals.

The existing garage (to be removed) has a single skin uninsulated roof, with no concealed roof voids beneath the covering.

There are no signs of use of the garage by bats nor wild birds.

Two new wild bird nest boxes are proposed for the extension eaves.

Removal of the garage will double the size of the rear garden as a permeable surface, compensating for loss of grassed area under the proposed extension.

sustainability:

- The proposed extension will be constructed to a high standard of insulation and airtightness, and will substantially cover the existing uninsulated house gable, to improve the overall insulation of the house.
- The garage will contain an electric vehicle charge point and be of sufficient depth to accommodate cycles.


Approved
April 2023