

**27 Spring View,  
Gildersome, Morley,  
Leeds LS27 7HG**  
Householder Planning Application



**Design, Access & Planning  
Statement**

November 2023

Proposal for side extension and  
internal alterations to an existing detached dwelling

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## SECTION I: BACKGROUND

### I.0. Introduction

I.0.1. This document has been prepared to accompany the Householder Planning Application for construction of side extension to replacing the existing detached flat roof garage at 27 Spring View, Gildersome, Morley, Leeds LS27 7HG

I.0.2. We, Ormerod Sutton Architects Ltd., are RIBA Chartered Architects in Leeds and have been appointed by the applicants, who have resided in the application property for number of years now and have outgrown its capacity, to prepare this re-designed and free resubmission application addressing the comments raised in the previous refusal notice.

Having links to the local community and the areas, the applicants would like to continue living in the property, therefore, would like to carry out the works proposed within this application in order to adapt the dwelling to meet their family needs and requirements.

I.0.3. The document has been prepared by Armine Sutton BA (Hons) Dip Arch, RIBA, ARB, AABC Director of Ormerod Sutton Architects Ltd (OSA). Armine is a conservation accredited architect with AABC and some of her projects include Grade I and Grade II listed heritage assets.

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### I.1. Site Location

I.1.1. The site is located proximity 6 miles southwest of Leeds City centre and 8 miles from Bradford centre within village of Gildersome.

I.1.2. The property is accessed directly from Spring View on to a private drive which leads to the side elevation.

I.1.3. The property is sitting predominantly within the residential area in the north east of the village.

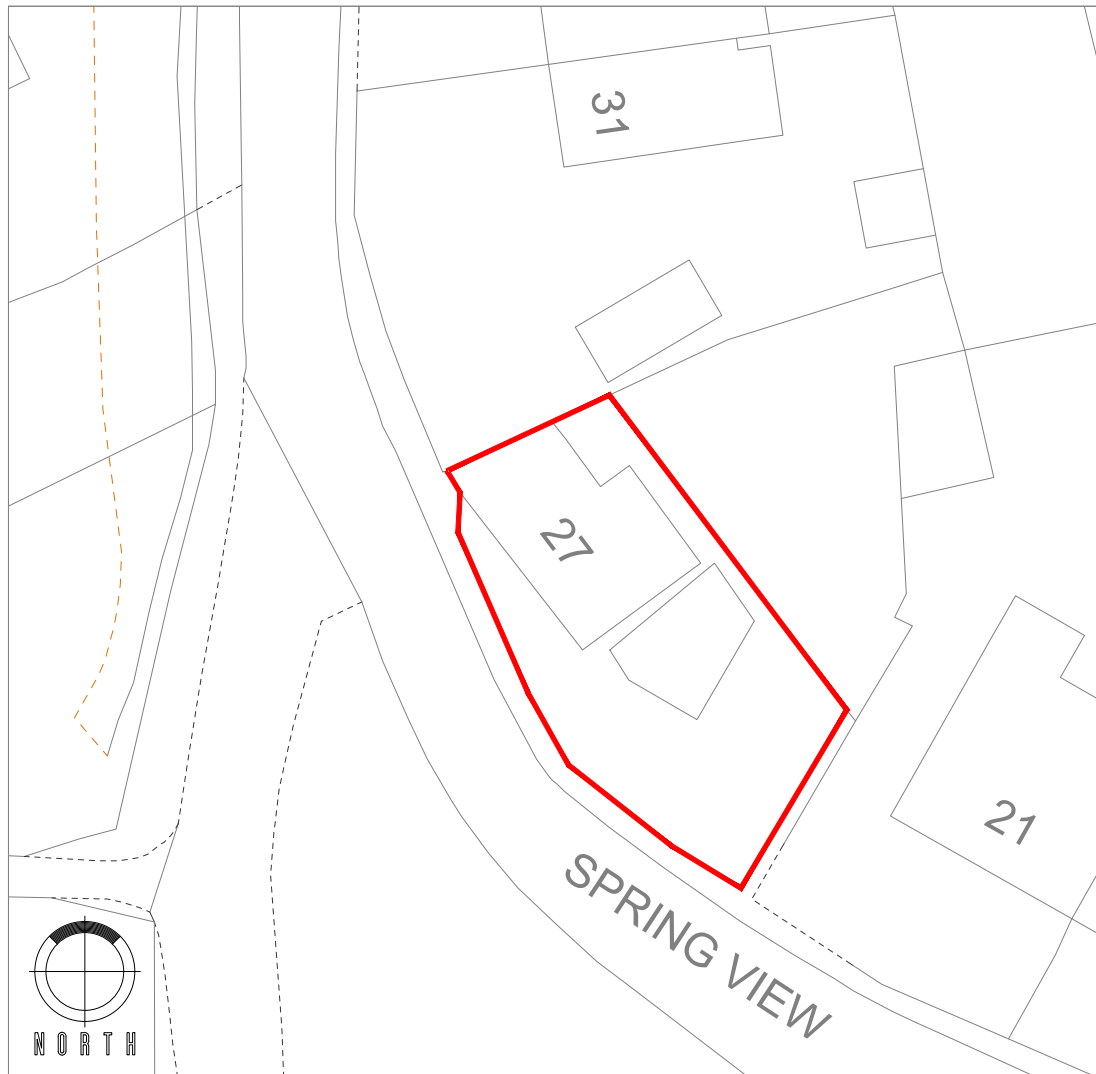


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## 1.2. Site Appraisal

1.2.1. There are no planning applications relating to the property shown within Leeds City Council's online planning portal records.

1.2.2.

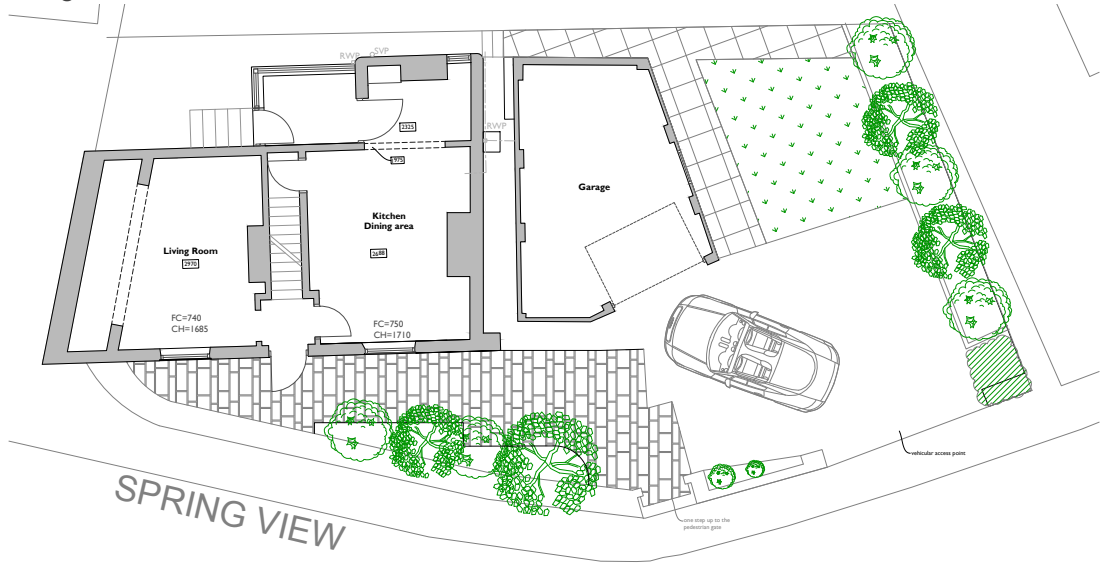


1.2.3. Both, vehicular and pedestrian access to the site and the property are directly from the Spring View road. The vehicular access is through dropped kerb level with the road however the road is slopping toward north and as such the property sits elevated from the road with a small retaining wall fronting the road.

1.2.4. The house has a detached single garage, although small and not practical for parking a car and is mainly used as storage space. The side garden and access to the site are facing south and south east.

1.2.5. The ground floor of the property currently has only 2 large rooms. One is for the living room and one as dining and kitchen space. Both accessed from a small hallway off the main entrance. The entrance door is on the main elevation facing the road which leads to the stair to the first floor. There is small room at the back used as a utility room which then exits to the small garden to the back via small conservatory. This space can only be accessed from the Kitchen/ Dining room.

Existing Ground Floor Plan:



The existing property is as mixture of red brick and cream render finish. The existing windows, external doors and conservatory at the back are all white UPVC finish. The windows are in style of Georgian property with top openers. The existing rainwater goods are all white UPVC. The roof appears to be slate tiles.

1.2.7. Existing Images and Google Street Views:



## SECTION 2: THE PROPOSAL

### 2.0. Use

2.0.1 There is no change of use proposed under this application.

### 2.1. Amount and Scale

2.1.1. The proposed new extension provides only 23sqm of additional footprint replacing the 21 sqm detached garage so in effect the new area is only 2 sqm. The new extension is attached to the existing property and project 4.1m to the full width of the property. It occupies the footprint of the existing detached garage.

2.1.2. The application site is 218sqm with 37sqm taken up by the existing property footprint and 66 sqm with the detached garage being additional 25sqm. This leaves the remaining 133sqm (61%) as garden and amenity space. The proposed additional 2sqm of increase in footprint constitutes only 1% of the overall amenity space leaving the overall site with 60% of amenity space.

### 2.2. Layout

2.2.1. The layout has been carefully designed to allow the applicant access to their side garden for the enjoyment of the amenity space which will provide vital outdoor area for growing family with children.

2.2.2.



SPRING VIEW

2.2.3. The new extension will have a side access from the kitchen to the amenity space. While being linked to the existing room which will be used as a dining room. The new extension will also incorporate the utility room and pantry leaving the existing utility room free to be converted to downstairs cloakroom.

### 2.3. Landscaping

2.3.1. The new proposal sees no changes in relation to landscaping apart from allowing the applicant to enjoy direct access from the property on to the side garden which will also incorporate the parking area and bin store providing level access on to the Spring View.

## 2.4. Appearance

- 2.4.1. The appearance of the new extension has been carefully chosen taking into consideration the existing finishes of the property, the shape and outline of the roof and aims to represent the modern construction method. The new extension will be entirely from standing seam zinc cladding panels which will be a clear contrast to the existing property which appears to be a Georgian style.
- 2.4.2. Proposed Elevations:



- 2.4.3. The property neighbouring the application site to the south is a set of semi detached bungalows in stone construction with concrete roof tiles. The property neighbouring the application site to the north is a set of 4no terraced properties in mixture of brick and render finish with clay roof tiles. There is an example of a modern alteration to the front elevation further south from the application site where Spring View changes to Town End road.



## 2.5. Access

- 2.5.1. The proposal seeks to maintain the existing vehicular and pedestrian access and egress point from the property. The existing parking arrangements will not be altered by this proposal.