**PROPOSED TWO BEDROOM DWELLING ON LAND TO THE REAR OF HOLME GROVE, ST JOHN’S ROAD, ILKLEY, WEST YORKSHIRE LS29 8QT**

**Introduction**

This application is a resubmission of that submitted on 21 December 2022 (ref:22/05322/FUL) and withdrawn on 29th March this year.

Following responses from the case officer and statutory consultants further information and amendments were considered necessary for re-assessment.

The documents comprising the resubmission are as follows:

* Application form
* Local validation form
* National validation form
* Design and Access Statement
* Drawings D1 – D9

Site location plan 1-1250

* Photographs

**Design and Access Statement**

The Site

Holme Grove is a single storey flat roofed bungalow built in the mid-1960s and presently occupied by the applicant’s mother.

The house is set back a little from the road with a small garden frontage and has at the rear a paved terrace edged with mature plants. It was designed as a family house and now has more accommodation than is required by its occupant.

Beyond the terrace is a large garden comprised of a lawn enclosed on the east, south and west with high well-established hedges and a number of hardwood trees at its north boundary including a large sycamore and oak.

Immediately next door the owners of Oaklands are the neighbours and the whole site is bordered on the north by a public footpath leading from St John’s Road to Ben Rhydding station. Beyond this and adjacent to the railway line lie Braemore and The Sidings – both 2 storey dwellings. To the south there are garages and areas of garden which are separated by an access track to the rear of a terrace of 2-3 storey houses with dormer windows in the roof and frontages which overlook Bolling Road. Behind the high hedge on the east boundary there are gardens. To the west across St John’s Road there are detached and semi-detached houses with dormer windows and floor to ridge heights of 7 metres.

The application site is L shaped with a total area of some 606 sq.metres (6520 sq.ft.). It is a relatively flat site, only accessed at present from a footpath alongside of the northern gable of Holme Grove. It is narrow and difficult to access for maintenance of the larger garden area.

The site is within easy walking distance of Ben Rhydding railway station and the facilities available in the village centre. Ilkley town centre is not far away and well within easy cycling distance or local bus service.

Proposed alterations to Holme Grove

In order to provide a vehicular access to the proposed new house it is intended to remove a section of the existing bungalow. The effect of the reduced floor area is shown on drawings D2 and D3. The new access is shown on drawing D9. Two new windows are considered necessary to provide natural light and ventilation for the new living room – shown on drawing D3. The existing terraced amenity area/garden to the rear of the bungalow is slightly reduced but is considered adequate for the reduced size of the bungalow.

St John’s Road is straight so safe access and egress from the new access can be formed with clear sight lines and radiused and dropped curb.

The Proposed House

In response to the Case Officer’s report on the original application the layout of the new dwelling has been reduced to a 2 bedroomed property.

The layout of the proposed house is as follows:

Ground Floor

Entrance Hall and Staircase

Kitchen

Combined dining and living space- with a flat roofed extension on the north elevation

W.C., basin and utility facilities

Study

Link to a single garage with space for 3 bicycles.

First Floor

Double bedroom no.1

Smaller bedroom no.2

Bathroom

Landing and stair

The two bedrooms are provided with natural light through dormer windows which are large enough to form escape routes and allow natural ventilation. Roof lights are provided on the rear elevation for additional natural illumination to bedroom 1, the staircase, landing and bathroom.

The orientation of the house is north to south with windows to habitable rooms facing north and west.

The drawings:

D1 – Site plan as existing 1-200

D2 – Floor plan of existing bungalow – Holme Grove 1-100

D3 - East, North, West elevations and cross section CC 1-100

D4 – Floor plan of existing bungalow showing proposed reduced floor are 1-100

D5 – East, North and West elevations of amended Holme Grove showing profile of the proposed new dwelling to the rear (i.e. view from St. John’s Road)

D6 - Ground and first floor plans, cross section and north elevation of proposed new house 1-100

D7 – East, West and South elevations and roof plan of proposed new house 1-100

D8 - Site plan as proposed showing existing and new properties 1-20

D9 – Layout of new access drive 1-20

Materials

The new gable wall to Holme Grove will be formed as a cavity wall using existing bricks from the demolition of the end bay, cleaned and re-bedded in stretcher bond bedded into the existing structure. A new foundation will be required for this wall which will be linked with a small retaining wall alongside the southern edge of the new drive.

Walls on the new building are to be blockwork of insulated cavity construction with a white rendered finish and a dado band of cut sandstone below which there would be a plinth of random sized local stone laid in courses with flush pointed or bagged mortar finish. The door and window openings would be formed with sawn sandstone heads, jambs and cills integrated with the dado band. A splash band of stone at the base of the garage would form a weathered base for the rendered walls.

It is proposed to use plain dark brown concrete roof tiles with a granular finish which would relate to roofing on surrounding buildings. Windows and doors are to be hardwood, double glazed with a mid-brown wood stain. The garage door is to be formed in timber with an up and over movement.

Windows positioned in the east and south elevations are to non-habitable rooms. It is proposed to apply solar panels to the south facing slope of the pitched roof garage.

It is normal on a virgin site to strip off approximately 300 mm of grass and earth to reach a formation level which will enable the building to be set as low as possible.

**Concept**

The design of the existing bungalow is such that a section could be removed without compromising the character of the remainder of the building. This provides space for a new vehicular access to the new house and creates a greater distance between its north gable and the south gable of Oaklands. There is a difference in level between the new drive and the paving around Oaklands which will necessitate a small retaining wall alongside an existing wall which lies between the two properties.

Some existing shrubs and bushes are to be removed to open up the rear of Holme Grove.

A true bungalow on the site would have all its accommodation at ground floor level as does Holme Grove. However, it can be seen from the site plan this would take up a much larger surface area of the site and if built would diminish the significance of Holme Grove and not relate to any of the other buildings surrounding the site. The character of the proposed building is formed in order to relate to the surrounding built environment, which has a predominance of dormer windows let into pitched roofs. White render combined with sandstone plinths and concrete tiled roofs create a modest urban character.

It is an unpretentious scheme and as can be seen on drawing no. D5 the triangular gable of the new house is very much subservient to Oaklands and does not overpower Holme Grove. The proposed house is some 30 metres behind the west façade of the existing bungalow and its impact will be diminished when seen from St John’s Road.

Mechanical Services

In order to comply with government wishes to reduce carbon emissions it is proposed to install an air-source heating/hot water system amplified by the installation of solar panels on the garage roof as has ben mentioned. It may be possible to pursue an alternative ground source heating system bearing in mind the nature of the site.

An ECP is shown on the drawing and, in principle, drainage outfall will be via the existing combined foul and surface water drainage system into the existing main running in the footpath in front of Holme Grove.

It is proposed to collect surface water into an underground holding tank prior to its discharge into the combined sewer. This will enable surface water to be collected and used for car washing and gardening.

Habitat Mitigation

A payment was made with the original application and it uncertain whether this has been refunded. I understand that a payment would be necessary if the original was refunded. The applicant is an established landscape designer and contractor and in addition to maintaining the appearance and the health of the existing trees and hedges is familiar with the requirements to provide and maintain the habitat environment for bats and wild birds.

In considering the use of the site the Ilkley Development Neighbourhood Plan – Sections 7 & 8 with reference to Ben Rhydding has been used as a guide for the scheme and conservation principles observed although the site is just outside the Ben Rhydding Conservation area.