

DESIGN AND ACCESS STATEMENT

**First Floor extension with
a Single Storey Side Extension and Conversion of
Garden Store to a Granny Annex**

At

**23 Sunnybank,
Greetland,
HX4 8JS.**



View of front elevation.

Prepared By
Code L6 Architecture Ltd
January 2024
Ref: 23-047-16

Introduction:

This householder planning application is for planning permission, to:

Extend the existing bungalow with a first floor and single storey side extension including the conversion of the garden storage unit to a one-bedroom granny annex.

This report will explain how the scheme design has addressed national and local planning requirements.

This statement forms part of the Planning Application submitted by Code L6 Architecture.

The drawings to which this statement and the planning application relates, list as follows:-

23-047-01 - Plans As Existing -A1.pdf

23-047-10 - Plans As Proposed -A1.pdf

23-047-17 - Bat Forms -A4.pdf

23-047-18 – Heritage Impact Statement - A4.pdf

General:

The application site comprises of a bungalow with an outbuilding to the south of the site which is currently used as a garden store.

The buildings sit within an enclosure of stone walls and timber fencing.

The site is in Greetland, a village one mile west of Elland and two and a half miles south of Halifax and situated off Sunnybank Road. Sunnybank Road is off Rochdale Road (B6113) and connected to Sunnybank Road at the junction of Cross Hill.

Vehicular access to the site is via a shared driveway off Sunnybank Road leading to 23-39 Sunnybank and will remain unchanged.

The property is in a prime residential area with easy access to local amenities.

The bungalow and outbuildings are not visible from the main roads.



Shared driveway to application site.



Application site as seen from Sunnybank Road.

Within its vicinity, the properties are generally 2 storey houses within private gardens and there a grade II listed property opposite at 25-29 Sunnybank Road. Refer to 23-047-18 - Heritage Impact Statement for further description.



Existing vehicular access retained as existing.

Design and Appearance:

The proposal is to form a first floor extension to create a 2-storey house with a hipped roof to match the existing roof. The proposal includes a 3m single storey side extension with a single ply membrane flat roof in dark grey with a frameless glass roof light over the Kitchen and Dining area.

The proposed house will accommodate 3 bedrooms on the second floor and a bedroom /home office on the ground floor.

The roof will be re-built using existing roof tiles and new walls will match the existing.

As part of this planning application, we are also proposing the conversion of the existing outbuilding which is currently being used as a garden storage unit to form a one-bedroom granny annexe.

The proposed scheme will have very little visual impact to the surrounding area and proposed openings are positioned so as not to cause overlooking that would affect the private amenity of the adjacent dwellings..

Landscaping:

Hard landscaping will be in permeable paving to naturally drain to adjacent grassed areas. The stone boundaries will remain as existing with the timber fences re constructed as necessary to match existing.

Access:

Vehicular access will be retained as existing.

Parking Provision:

4no. parking spaces will be retained as existing.

Foul Drainage:

The building is currently connected to the main sewer and this connection will be re used as existing.

Biodiversity:

There are no protected species within the site.

Native vegetative species will be maintained as much as possible.

Flood Risk Assessment:

The site is not close to any watercourses and is outside flood risk areas, therefore, we do not consider a flood risk assessment is relevant to this application.

Land Contamination Statement:

Historically this piece of land has always been the garden of 23 Sunnybank, there is no evidence of any historic industrial uses which would give rise to any concerns regarding contamination, we therefore do not consider a contamination or desktop study is necessary to consider this application.

Tree Survey:

There are no trees on or adjacent to the site that will affect the proposal.

Photographs:

Included in this report.

Bats:

The application site is not in the Calderdale Bat Alert Zone.

Species Enhancements:

The proposal includes the addition of a Woodstone swallow/ house martin nest bowl to the extended dwelling and garage store in locations shown.

Environmental Impact Statement:

The proposed scheme has been designed to incorporate Climate Change Mitigation measures as follows:

Built to exceed current building regulations.

Highly insulated with very low air leakage.

Heated using high efficiency condensing boiler.

High performance windows and doors will be used.

Sanitary ware will have low water usage with aerated taps used throughout.

Where appliances are supplied they will be A+ rated for power and water usage.

The site is located in a sustainable residential location.

The site is located near to major bus routes and schools.

All construction materials will be locally sourced wherever possible.

All timber will be from sustainable sources wherever possible.

All contractors and tradesmen will be based locally.

The sum total of the above points will create a very efficient building, with a low carbon footprint, which is responsibly built in a sustainable location.



Aerial Photo