HOLDEN
DESIGN
SERVICES

3 RICHMOND HOUSE,
CALDENE BUSINESS PARK,
BURNLEY ROAD,
MYTHOLMROYD,
HX7 5QJ

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BEN@HOLDENDESIGNSERVICES.CO.UK

PROJECT REF : HDS /371

09/06/08

Barnsley Metropolitan Borough Council
Planning and transportation Service
Development Control Section
PO Box 604
Barnsley
S70 9FE

Pre D/C
10 JUN 2008

Dear Sir or Madam,

Planning Application: – Erection of single storey and two storey extensions to dwelling to form granny annex
At: Green Acres, Bedding Edge Road, Hepworth, Holmfirth, HD9 1TP

Supporting statement

Please find enclosed the resubmission document for the planning application for Green Acres, Bedding Edge Road, Hepworth, Holmfirth, HD9 1TP that was previously refused Application No. 2008/0306. Please note that this proposal has taken into account the refused application's planning officers comments regarding the size of the extensions and has discussed with one of your colleagues a more acceptable reduced size.

The proposal is for a first floor storey extension to be built above the existing single storey part of the dwelling and a further single storey extension to form a granny annex.

The intended works are the minimum required to provide a granny annex without increasing the footprint of the original dwelling. This would have the least effect on the dwelling.

Synopsis of Works

The proposed new works have been designed in keeping with the existing dwelling and will be constructed out of natural stone work coursed with the existing stonework of the dwelling and with natural stone window surrounds. The roof is to be tiled with blue slates to match existing.

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Volume Calculations

- Original dwelling

House = 620.24 m³ **(should this not be in m³)**
Garage = 75.6 m³

Total Volume = 995.84 m³

- Extensions permitted

Lean to = 145m³
Conservatory = 87 m³

Total Volume = 232 m³

The detached single garage is not within 5 metres of dwelling so is permitted by Class E of the Town and Country Planning (General Permitted Development) 0rder 1995 = 93.5 m ³

Therefore the permitted extensions are a percentage increase of 33% of the original dwelling.

The previous refused application's proposal for the single and two storey extensions was for 504.66 m³ which when added to the previous extensions total volume of 232m³ would give a total of 736 m³ which would give a increase of 105%.

From discussions with the planning officer an acceptable percentage increase for the location would be within 80- 90%.

i.e an area of 324.6m³ for 80% and 393.5% for 90%.

This applications proposed extensions are 354.26 m³ + 32.5m³ = 386.76m³

Therefore the total increase of the original house size's volume would be 618.76m³ which relates to a 89% increase in volume which conforms to current policy and discussion with the planning department.

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I trust this meets with your requirements, please do not hesitate to contact me if you require any further information.

Yours faithfully

pp

B Holden BSc (Hons)
Building surveyor