

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
14c	20/00466/FUL	Garage Adjacent To 726 Halifax Road Todmorden West Yorkshire	Demolition of garage and construction of detached dwelling	<p>726 Halifax Road is an end of terrace house, stone built around the late 19th century.</p> <p>The proposal is to build a 2-bedroom, 2/3 storey detached house. The 3 storey aspect overlooks the River Calder. The proposed house is located on the footprint of the original garage that is to be demolished. It is stated that the design ensures privacy for both no726 and the proposed new house. There will be a new vehicle access point on to Halifax Rd with good visibility both ways.</p> <p>Materials proposed include stone, rendering, slate, UVPC windows, composite doors and permeable hard surfaces. There are currently 4 parking spaces on the site, and this will remain the same.</p> <p>It is noted that the Application Site is allocated for 'Primary Employment' on the Council's Approved UDP, but that this must be incorrect as the terrace of houses has been residential property for the last century and have never been used for employment purposes.</p> <p>The plot is in a flood risk zone 3. The river Calder is 3 metres below the site and there is a 1 metre high wall. Flooding has taken place by around 1 metre depth in 2015 and 2020. The proposed building is located upon the footprint of the existing building and the flood risk assessment states that there would be no loss of flood plain storage. Surface water drainage on the site will not change. There will be no habitable rooms on the ground floor. The ground floor will be taken up with an open parking area that will allow unobstructed flow of flood water through the site. Habitable living accommodation is located safely at first floor level and above which is 2.7m above the ground level of the site and more than 1.7m above the</p>

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				<p>recent level of flooding. Construction details will be incorporated within the structure of the property to minimise the risk of flood water entering the property.</p> <p>The Canals and Rivers Trust had no comments to make.</p> <p>It is suggested that no bat survey is required as the garage is made of concrete and has no crevices.</p>
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