

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
6d	20/01546/HSE	South Bottomley Farm Bottomley Road Walsden Todmorden Calderdale OL14 6QZ	Adaptation, remodel and refurbishment of an existing detached dwelling to include demolition of a conservatory, garden room and porch with replacement extensions.	<p>It is stated that the property is in a state of poor repair with poor quality extensions and made from low quality materials. It is proposed that the walls will be smooth white render, timber cladding and aluminium fascias (currently the walls are textured white render), the concrete roof tiles will be replaced with slate tiles, the windows will be powder coated aluminium (currently there is a mixture of white and timber effect Uvpc and white UVPC doors (currently a mixture of white and timber effect Uvpc.</p> <p>It is proposed that the property will be upgraded to a 4-bedroom house.</p> <p>One tree will be removed in the process of the proposed works.</p> <p>The property is not listed though two buildings within the hamlet are grade 2 listed (Sweet Briar Cottage and Middle Bottomley. It is reported that although the building will be 50 metres of a listed building, visually it will have little impact.</p> <p>The area is know for land instability/landslips. However, it is stated that as the development is small scale and situated near the original property it should not pose a significant threat to land stability.</p> <p>It is stated that the property is not in a bat alert area.</p>