

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
6h	21/01064/HSE	17 Oldroyd Todmorden Calderdale OL14 6BE	Construction of garden room and workshop / tool store to the garden of a converted Listed Barn and patio.	<p>The proposal is to create separate accommodation which would allow the storage of garden furniture and associated items and allow a better connection to the garden and setting which will allow the currently inaccessible area of the garden to be put to use.</p> <p>The barn is grade 2 listed and dates back to 1720. It is 15 metres from the listed Old Royd farmhouse. The barn has been extensively altered, with changes to domestic use, extensions to form and extend adjacent buildings. It is considered of medium significance. The Barn has been listed for group value.</p> <p>The proposal seeks permission to build a garden room and a covered workshop area. It is stated that the asymmetric design of the roof would allow the layout to take advantage of the difference in levels, with the workshop / tool shed being better connected to the lawn, and the slightly raised garden room accessed from the driveway. The garden room will be single storey, with a timber frame and glazing sat on stone plinth walls. The roof would be grey slate to match the barn and the stone materials used would complement the size, colour, texture and coursing of the barn materials. It is stated that the proposed building will be set down from the level of Oldroyd Road, with rear of the building (visible from the road) constructed in a solid masonry with no openings.</p> <p>It is stated that the proposal will have minimal impact on the heritage value of the property and will not affect the profile of the listed barn nor the building's massing in the wider landscape. It is</p>

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				stated that all materials used in the development reflect the existing materials used on site.
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