

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
7a	21/00286/HSE	11 Granville Street Walsden Todmorden Calderdale OL14 6RW	Demolition of existing rear conservatory and construction of new single storey rear extension.	<p>It is stated that the site lies at the end of a short dead-end street, with the Rochdale canal (grade 2 listed Rochdale canal lock 26, is 20m away). The site is a semi-detached dwelling and the surrounding buildings are a mixture of periods of construction, styles and materials. Whilst the two-storey section of the existing house is prominent within the surroundings of the canal lock, neither the rear garden of the house nor the existing conservatory is visible from the canal lock. The proposed extension is within the rear garden, on the site of the existing conservatory and therefore would not be visible from the canal lock.</p> <p>It is proposed that the materials used for the extension will be different to those of the house: the existing walls are brick, the proposed extension will be white render, the roof is slate, it is proposed that the extension will be a dark grey ply membrane, the windows in the rest of the house are pvcu, the proposed will be dark grey single ply membrane, the doors are currently pvcu, the proposed is dark grey polyester powder coated aluminium.</p> <p>It is proposed that the new extension occupies the footprint of the existing extension to the south-west and south-east and that the north-east elevation is extended 1.8m forward of the existing in order that the extension can be accessed from the existing kitchen.</p> <p>Some photos have been supplied regarding the existing position regarding bat roosting though no self-assessment has been completed.</p> <p>The house has two car parking spaces and a garage. These will be retained.</p> <p>To aid energy efficiency, a new air source heat pump is being installed at the same time to provide heating and hot water for the whole house.</p>

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The site is located within flood zone 2. The current owners have lived in the house since 2017 and the house has not flooded during this time the previous owners provided a statement confirming that the house had not flooded during the time that they had occupied the house which included the particularly bad floods of 2016. Flood resilient materials will be used in the construction of the extension up to a height of 750mm above external ground level and electrical sockets will be located above this level.

The proposal states that the works remove an inadequately constructed existing structure, provide additional living space for this family home, whilst retaining adequate external amenity space and without being detrimental to the neighbouring properties.