

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
7c	21/01314/FUL	Storage Building Adjacent To Robinwood Activity Centre Jumps Road Todmorden Calderdale	Removal of an existing workshop to facilitate a new dwelling.	<p>The proposal is to build a 2xbedroom house with a subterranean garage/workshop in the place of an existing workshop and an extra parking space (2 to 3). The property is part of a residential curtilage of Cartgate house was completed in approximately 2015. As the topography is steep the proposed development will not be wheelchair accessible, but will be suitable for ambulant disabled.</p> <p>The contamination report states that it is not expected that the site is contaminated other than the usual Radon risk for this area. The site has only been used for residential or agricultural purposes previously.</p> <p>It is proposed that the materials used will reflect the materials found in neighbouring properties. The lower level workshop will be constructed in a block cavity wall, with vertically clad timbers to the outer-face- akin to the materials of the existing workshop The proposed materials are as follows: walls (existing concrete block with vertical timber boarding) timber boarding to lower sections and natural coursed sandstone to the higher sections; roof: (existing profiled metal sheeting) blue slate; windows: (existing not stated) composite timber / aluminium frames with double glazed units; doors: (existing) roller shutter doors to the workshop) composite timber / aluminium doors and frames; boundary: (existing dry stone wall) new materials used where needed in gabion basket construction; hardstanding: permeable materials will be used.</p> <p>It is stated that the position of the building above Jumps Lane means that a degree of privacy is offered from from the adjacent road. The natural topography of the site and the orientation of the</p>

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				<p>neighbouring buildings, means that there is no overlooking issues or potential privacy conflicts.</p> <p>It is proposed to retain the workshop space. The proposals retain a workshop space, with a slightly increased height, but of a similar footprint.</p> <p>The site is located 110m from the nearest listed structure, the Lydgate Viaduct a Grade II structure. Given the relative distance and the nature of the topography preventing a clear line of sight between the viaduct and the proposed structure, it is stated that there would be no negative impact on the listed bridge.</p> <p>It is stated that the building is considered to have low to negligible habitat value for roosting bats.</p>
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