

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
7h	22/00909/LBC	Oldroyd Cottage 11 Oldroyd Todmorden Calderdale OL14 6BE	Demolition of existing single storey side extension, construction of two storey side extension and associated internal works. Construction of car parking area adjacent road with electric vehicle charging point and associated external works (Listed Building Consent).	<p>This property is grade 2 listed. The original part of the house dates from the 16<sup>th</sup> century though the proposal for demolition relates to the single storey side extension which is suffering from subsidence. It is stated that demolition of this section is necessary because the single storey structure is suffering from subsidence and due to the nature of the surrounding subsoil and topography this would be both difficult and costly to remediate. The section to be demolished is 142cu mtr of the 342cu.mtr site.</p> <p>It is proposed also to construct a new two storey extension in place of the demolished structure, make minor amendments to the existing internal layout. Also, to fit new timber double glazed windows and door to the existing south elevation. Further works within the garden are to provide one car parking space and an electric vehicle recharging point and the demolition of existing small brick structure within the front garden.</p> <p>It is stated that the design principle is to retain all original features and make minor amendments to modern fabric in order to allow the building to function better as a home. This includes:</p> <ul style="list-style-type: none"> <li>- the provision of a new opening at first floor level connecting the existing dwelling to the extension.</li> <li>- the removal of the fixed ladder access to the loft and provision of a loft ladder in its place.</li> <li>-the relocation of the family bathroom into the existing second bedroom and provision of a built-in wardrobe and cupboard.</li> <li>- the removal of the existing door between the sitting room and the hall and provision of a sliding door in its place.</li> </ul> <p>It is proposed that the walls of the extension will be matching stone, the roof natural stone slate and the windows and doors to be hardwood. Roof lights will be fitted to match those already in the house.</p>

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				<p>A bat survey has been done and although bats have not been found to be roosting it is possible that they might. Recommendations have been made to accommodate this.</p> <p>A tree survey has been done with recommendations.</p>
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