Planning Statement
9 Marsh Lane, Shepley, Huddersfield HD8 8AE

This statement accompanies an application for a small extension to the above dwelling, which is located in the Shepley Conservation Area.

Existing Property
9 Marsh Lane is a two storey domestic property, which appears to be a bungalow at street level due to its position on a site which slopes to the rear. The building dates from the mid 20th Century and does not appear on historic maps until the 1960s. In March 1980, a planning application was submitted by a previous owner of the property, to convert the integrated garage into living accommodation, and alter the elevation to suit (installing a new window to replace the garage door). This was granted, and work took place to convert the garage soon after.

The house is one of two similar properties adjacent to each other on Marsh Lane. It has a single storey gable frontage, with a lower ground floor only visible at the rear of the property, due to the sloping site. The front and sides of the house visible from street level are constructed from stone, with the side and rear of the property are rendered in a complementary cream colour. The roof is covered in dark coloured tiles.

The front of the house currently has two mullioned windows, one within a small flat-roofed extension projecting from the building line of the elevation (formerly housing the garage door). The roof to this extension is currently leaking, and the applicant has been advised by a builder that changing this to a pitched roof would provide better drainage and mitigate the chances of water ingress continuing.

The entrance to the property is currently at the side, accessed by a narrow pavement, and is hidden from view to visitors and the postal service. On the other side elevation, a door leading directly to the kitchen is accessed by a gate and is closer to the front of the property; therefore this entrance is used more frequently by the residents and their guests.

Proposal - Design and Access
The proposal is for a small extension to accommodate a new entrance lobby to the property, accessed directly from the driveway. The applicant has recently suffered a number of health problems resulting in reduced mobility, and this has necessitated the use of a mobility scooter. Due to a number of incidents in the local area where elderly people have been identified and exploited by confidence tricksters, the applicant is concerned that any obvious mobility aids on the outside of the property (such as handrails and ramps) may highlight the property as belonging to potentially vulnerable people. Therefore, we are proposing a small extension which would allow these additions to be included inside the property.

The proposed extension comprises a small lobby which will extend from the side and, to a lesser degree, the front of the house. It is designed with a pitched roof, to mirror the language of the existing gable frontage of the house, and will be constructed from the same stone, and using the same type of roof tiles. In addition to this, a minor alteration to the small

existing projection from the front of the house will result in this also having a pitched roof (for reasons described above, and to help it fit in better with the rest of the property).
The new lobby will provide ramped access directly into the house, instead of the current two steps up to the door. It will have room to store the applicant's mobility scooter, and will provide a new secure entrance to the house directly from the driveway.

The dwelling is located within the Shepley Conservation Area, therefore care will be taken to ensure the materials used will match the existing property. The extension proposed is small in size, and will enhance rather than detract from the character and style of the property. The existing projection will be improved aesthetically by upgrading to a pitched roof, and care has been taken to design the new lobby in a complementary style rather than appearing as an unattractive add-on or lean-to. We believe that the design of the proposal will not adversely affect the property's setting within the Conservation Area.