1.00 BACKGROUND

1.01 The application site is located in the hamlet of Shelley Woodhouse, which is a typical West Yorkshire settlement consisting of a textile mill, farm buildings and cottages. Maps from the mid 19thC show cottages adjacent to the site, whose curtilage extended across the application site. The current dwelling was built in the early 1960s together with a large detached garage, which has in the past be used by previous owners in connection with their businesses. This building has been replaced by the present garage, which is the subject of this application.

1.02 Paragraphs 6 & 9 of the NPPF direct Local Authorities to presume that residential development in the green belt is inappropriate unless special circumstances can be demonstrated. The objective of this policy is to preserve the openness and character of the green belt with particular emphasis on the avoidance of settlements merging. Numbers 4 & 5 Shelley Woodhouse lane together with the replacement farmhouse form a continuous built up street frontage, which in effect make this application a limited infill within the settlement boundary.

1.03 In this case the building already exists and cannot in itself impact on openness. Consequently any impact will be restricted to the ancillary activities associated with a dwelling such as parked cars, refuse bins and clothes drying, which can be managed.

1.04 Any additional vehicles will be parked on the current drive, which is enclosed by the buildings and boundary planting. Bins and clothes drying facilities will be located in the enclosed rear garden, which will not be visible from outside the site.

1.05 As the building is already in existence and all domestic facilities are contained within the curtilage of the proposed dwelling the openness and character of the green belt will not be compromised as the proposed changes will not have any perceptible visual impact.

1.06 In the absence of a five year supply of housing sites any minor impact to the green belt will be offset by the addition of a starter home to the local housing stock.

2.00 ACCESS STATEMENT

2.01 The site is currently served by two vehicular access points, which are used by the host property. These will be retained to provide access and parking for two dwellings together with refuse collection and storage points.

2.02 The site is within walking distance of local amenities including public transport, shops and a secondary school. In this respect it can be regarded as sustainable.

3.00 DESIGN STATEMENT

3.01 Context;

The application site is located on the hamlet of Shelley Woodhouse, which is situated between the villages of Shelley and Skelmanthorpe. The Hamlet is made up of a collection of cottages and modern dwellings grouped around a working farm. This is set in a landscape of arable fields and pasture. The site is elevated and enjoys an open aspect to the South.

3.02 Amount;

This application seeks approval for the change of use of a large domestic garage to form a three bedroom single storey dwelling.

3.03 Scale;

The scale of development on site will be unchanged by this application as no floor area or building volume will be created.

3.04 Layout;

The proposed layout and floor plans have evolved to respond to aspect and orientation, whilst avoiding compromise to the amenity and privacy of adjacent dwellings.

3.05 Landscape;

The existing garden will be subdivided to provide outdoor amenity space for each dwelling. Spaces will be defined by natural paving materials contrasted with lawns and blocks of indigenous shrub and small tree planting. Existing boundary treatments will be retained.

3.06 Appearance;

The appearance of the existing garage has been derived from local vernacular architectural traditions. Natural materials have been assembled using handicraft techniques and traditional details. This has promoted integration into the existing street scene.

4.00 CLIMATE CHANGE STATEMENT

4.01 The building envelope will be designed to exceed current thermal performance standards. High levels of insulation and airtightness will ensure that energy usage is kept to a realistic minimum.

4.02 Low energy light fittings will be used throughout the building and AA standard white goods will be specified.