1.00 PLANNING HISTORY

1.01 Application reference 2005/90536 for the conversion and extension of an existing office to form a dwelling and the erection of a detached dwelling with integral garage was granted approval on 04 April 2005. Conditions attached to this application have been discharged.

1.02 A material start was carried out during March 2010.

2.00 ACCESS STATEMENT

2.01 Access to the dwelling is proposed from an existing private drive which formed part of application reference 2017/60/92233/E. This will lead off the A629 at the point where an existing private road has been constructed.

2.02 A single garage and 2 No. parking spaces will be provided within the curtilage of the proposed dwelling. Private cars will be able to turn on site.

2.03 The site is sustainable as access to local amenities and a range of public transport options will encourage modes of transport other that private car use.

2.04 The additional traffic generated by the proposed dwelling will not have a material impact on the local highway network and will therefore not adversely affect the safe and free flow of traffic.

3.00 DESIGN STATEMENT

3.01 Context;

The site is located within the curtilage of an early 19th C terraced property which is situated in semi-rural landscape between the villages of Shelley and Shepley. The property which is the subject of this application is part of the garden associated with a traditionally built former Coach House. The site of a former textile mill situated to the west of the plot has been cleared in anticipation a future residential development.

3.02 Amount;

This application seeks outline approval (some matters reserved) for the construction of a detached dwelling.

3.03 Layout;

The proposed site layout site layout accompanies this application to illustrate how the site can be developed without adverse impact on the amenity and privacy of adjacent properties. Layout will be the subject of a future reserved matters application should an outline consent be granted.

3.04 Scale;

The scale of the proposed dwelling Layout will be the subject of a future reserved matters application should an outline consent be granted.

3.05 Landscape;

Reserved for a future application.

3.06 Appearance;

4 Reserved for a future application.