



planning statement

application: Proposed first floor extension at Willow Shae, 33A Wilshaw Road, Meltham, Holmfirth

client: Mr & Mrs Moore

job nr: 19073S

date: 16 August 2019

Introduction

Willow Shae lies within the village of Wilshaw, on Wilshaw Road which is the main arterial route through the village. The site is within the Green belt and within the Wilshaw Conservation Area.



The property is a single dwelling that has been previously extended at first floor level on its western side (see below).



The property is relatively modern, of stone construction with a concrete tiled roof.

Proposal

The proposal is for a first floor extension on the eastern side of the property. This will provide a home office facility with ancillary rooms, for private use by the applicant. The external stair will allow access without the need to go through the house, when inconvenient to do so.

Amount, Layout and Scale

The amount, layout & scale of the proposals are as shown on the application drawings. The proposed extension follows the footprint of the existing ground floor. This is set back from the gabled front of the existing dwelling. The roof height has also been kept to a minimum in order to limit the height of the building, to ensure the proposed extension is subservient to the host dwelling.

Appearance

It is proposed that the first floor extension uses different materials to the host dwelling, to provide visual interest and an obvious distinction between the host dwelling and the proposal. The walls are to be clad in green oak, the roof surfaced in a dark grey polymer membrane (as opposed to concrete tiles).

Heritage

Whilst the property is within the Wilshaw Conservation Area, it is a relatively modern building with no particular architectural or historical interest. The use of alternative external materials is not unprecedented. We note a permitted extension, close by on Moor Lane, using similar materials, on a much older historical building (below).



Tony Stead
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