

AADP design & access statement

application: Proposed dwelling within the domestic curtilage of 111, Marsh Road, Shepley
applicant: Mrs Alexander
project nr: 19084 – DAS
date: 17 January 2020

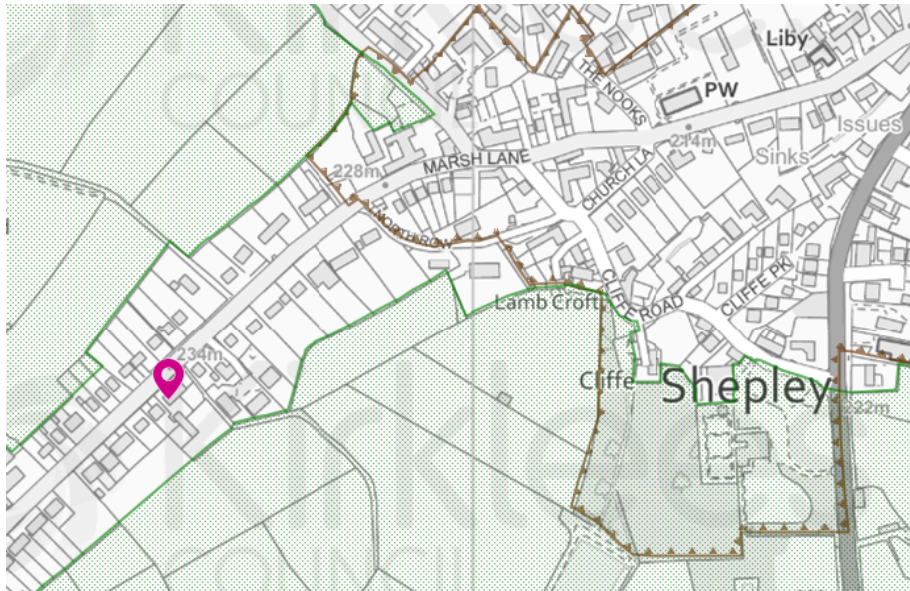
Introduction

This statement is prepared in respect of the pre-planning application enquiry for a proposed dwelling within the curtilage of the applicants' property and home, 111, Marsh Road, Shepley, Huddersfield.

History & Use

The property, 111, Marsh Road has an extremely large rear garden area, including a large two storey outbuilding, much of which is under utilised. The land is domestic curtilage and in the full ownership of the applicant.

The land is not located within designated Green Belt on the Local Plan and isn't within the Shepley Conservation area (see below).



Amount & Layout

The total area of the applicants' land is 1566m². The proposed plot for the new dwelling is 1152m². The site layout is as shown on the submitted plans.

Landscaping & Trees

Basic landscaping for the proposed plot would consist of lawned gardens and a drive/turning area with permeable surfacing, as shown on the submitted site plan. Existing boundary treatments generally of dry stone walling will be retained. There are no trees on the proposed development site that would be adversely affected by the proposal.

Appearance

The proposed dwelling will be constructed with traditional materials of regular coursed natural stone walling and natural blue slate roof, with traditional detailing, all in accord with the local vernacular architecture and surroundings.

Access

The proposed dwelling would utilise the existing vehicular access off Marsh Lane, which currently serves the rear garden area of nr. 111. The existing access and driveway off Marsh Lane, to the side of nr. 111 will be maintained to serve 111. Improved parking and turning facility will be provided to serve the existing dwelling 111.

Pedestrian access to the proposed dwelling will be off the private driveway and in accordance with Part M of the building regulations.

Summary

The proposed building plot is part of a very large garden which is under utilised and requires maintenance. The proposal is for a reasonable sized dwelling with adequate garaging, parking & turning facilities.

Three new dwellings have recently been constructed to the rear of 103 & 105, Marsh Lane, in similar circumstances.

The proposal will be an addition to the housing stock of Kirklees.

Tony Stead

Director

ADP Architecture and Design Ltd