



Design, Access & Heritage Statement

For

Proposed Single Storey Garden Outbuilding

At

44 Magdale,
Honley,
Holmfirth,
HD9 6LU

Introduction

This statement has been prepared in support of a Householder Application for the erection of a single storey 4m x 4m garden outbuilding adjacent the existing dwelling.

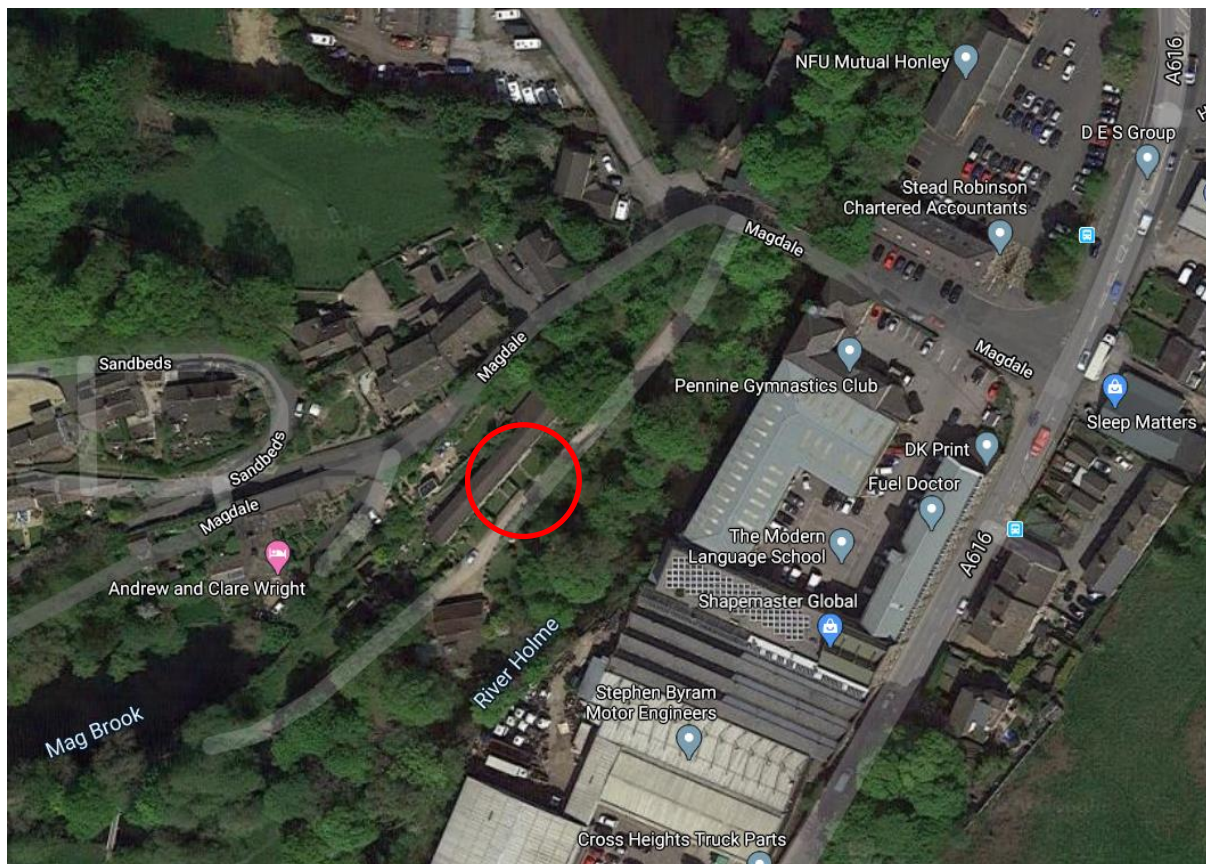
The application is a householder planning application and this statement should be read in conjunction with the associated planning application drawings.

The site is located outside the centre of Honley to the North East. The site is located within the conservation area of Honley.

The existing property is a 3-bedroom, mid-terrace cottage. It is thought to date back to circa 1791 and is 1 of 4 cottages that was the original building of the spinning mill, of which the remains of the water wheel are still present at the end of the lane. It currently has a pitched roof which has previously had the stone slates removed and replaced with Marley Moderns.

The property is sited in a secluded tucked away location. The property comprises – Porch, entrance hall, WC, dining kitchen, lounge diner, 3 bedrooms and house bathroom. Externally there is a lovely garden which joins river Holme and detached from the property there is a semi-detached double garage.

The aerial view below shows the existing dwelling location and immediate surrounding area:



Proposal

The applicant is applying for the erection of a single storey 4m x 4m garden outbuilding located in the front garden adjacent their dwelling 44 Magdale.

The proposal is to fully utilise the existing front garden with the addition of much needed secure external storage space for the applicant

Basis for Assessment

In preparing for this report, local and national planning policies have been considered, referred to and followed for guidance, including the following;

The local plan for the area is the Kirklees Unitary Development Plan (UDP).

The following policies have been fully considered and adhered to during the design of the submitted proposals;

The relevant national policies are:-

- The National Planning Policy Framework
- NPPF 12 – Achieving well-designed places
- NPPF 13 – Protecting Green Belt land
- NPPF 15 - Conserving and enhancing the natural environment
- NPPF 16 – Conserving and enhancing the historical environment

The relevant local policies within the amended Kirklees UDP are:-

- LP 1: Achieving sustainable development
- LP 2: Place Shaping
- LP 21: Highway Safety
- LP 22: Parking
- LP 24: Design
- LP 30: Biodiversity and Geodiversity
- LP 35: Historic Environment
- LP 57: Extension, alteration or replacement of existing buildings in the green belt

The extract below is from Kirklees Unitary Development Plan which indicates that part of 44 Magdale is located within the Green Belt and also within the Honley Conservation Area.



Impact on visual amenity and the Conservation Area

'Good design should be at the core of all proposals and should be promoted by ensuring that the form, scale and layout respects and enhances character whilst providing a high standard of amenity for occupiers'

The proposed garden outbuilding has minimal impact on the setting of the conservation area as it would incorporate materials to match the associated adjacent dwelling and would be small in scale.

Furthermore, the garden area is largely hidden from public view and the proposed garden store would abut the north-east boundary whereby there is sufficient boundary treatment including mature hedging that extends to the other boundaries that would largely screen the development from neighbouring dwellings.

Based on the above, the proposals would not cause harm to the visual amenity of the area nor the Conservation Area which would comply with Kirklees UDP policies LP24 and LP35.

Impact on residential amenity

Due to the location of the proposed outbuilding along with its small scale, it has been considered that the development would not cause any undue harm to the neighbouring dwellings in terms of overbearing or overshadowing.

In regards to overlooking, it is noted that the outbuilding would incorporate a large bi-fold door on the front elevation.

Notwithstanding this, given that the outbuilding would be single storey and would predominantly look out onto the host property, the privacy of the neighbouring dwellings are not likely to be compromised as a result of the proposed development.

Impact on highway safety

The proposed garden outbuilding would not intensify the residential use at the site therefore there is zero concerns regarding highway safety.

The applicant has highlighted an area at the head of their garden to be used for off street parking, additional to that elsewhere. It is noted that there is a public footpath in this area and care will be taken during manoeuvring from car parking to ensure users of the footpath are protected.

Other Matter

Public Footpath

Public footpath HOL/13/10 runs through the site approximately 7 metres from the dwellings existing front elevation.

Chapter 9 of the NPPF states that planning policies should *'provide for high quality walking and cycling networks...'* In line with the NPPF, policy LP23 states that *'proposals that may prejudice the function, continuity or implementation of the core walking and cycling network will not be permitted.'*

The proposed outbuilding would sit within the front garden approximately 6 metres from the public footpath, as such, the proposed outbuilding would not obstruct the core network or continuity of the public footpath and therefore comply with Chapter 9 of the NPPF and LP23 of the Kirklees Local Plan.

Flood Risk

The existing dwelling is located within Flood Zone 1 but the proposed outbuilding is located in Flood Zone 2. Refer to supporting flood risk assessment for more information.

Biodiversity

The site is located within a bat alert area, although the proposed outbuilding would not interfere with any existing structures therefore it can be considered that there is zero impact on bats.

Trees

The proposed outbuilding will sit north-west of the tree preservation order protected trees as located on drawing 9001. It is very unlikely that the proposed structure would impact on these trees protected by Honley Conservation Area and the TPO to the south of the site. As such, there are minimal concerns.

Relevant Previous Planning History

On 27th August 2019 a planning application for the erection of a single storey porch was approved.
(REF: 2019/62/92811/W)

On 22nd October 2019 a planning application for works to protected trees was approved.
(REF: 2019/TWACA/92943/W)

On 19th March 2020, pre-application comments were received for the initial proposal of a 3m x 4m single storey garden outbuilding.
(REF: 2020/20106)

Layout

The layout of the proposed single storey 4m x 4m garden outbuilding is as per the general arrangement drawing 9001.

There is no internal layout as this is to be left as open space for the applicant to configure.

Amount

The proposal is to erect a 4m x 4m single storey garden outbuilding;

Proposed Outbuilding Floor Area – 3.4m x 3.4m = 11.56m²

Scale

The proposed single storey garden outbuilding is 4m wide x 4m in length.

The height of the proposed outbuilding is 2.4m to eaves and 3.6m to the ridge.

Landscaping

The proposed single storey outbuilding is to integrate with the existing garden landscaping including existing trees, existing grassed areas and the perimeter hedging as per drawing 9001.

Appearance

The existing adjacent dwelling is constructed of natural stone and it is proposed that the outbuilding is to be constructed of tumbled and dyed stone from a local supplier along with ashlar heads & cills to match. The roof to the outbuilding will be in keeping with the existing and surrounding properties using dark grey interlocking concrete tiles.

The door to the outbuilding is proposed to be a dark grey aluminium.

ACCESS**Access to site**

The dwelling and garden are currently accessed from Magdale, which is off the main Huddersfield Road to the East.

44 Magdale has adequate car parking situated off the public highway including a detached garage to the North.

Access within the site

Access on site is as existing, via a single step door threshold to the main dwelling.

Adjacent the existing dwelling to the East, over the private road is the garden area where the outbuilding is proposed.

Access within building

The proposed outbuilding will be access via the bi-fold door to the front as per the drawing 9001.

There is a proposal for additional parking spaces to be created at the top of the existing garden space, adjacent 44 Magdale as indicated on the GA drawing.

The new garden outbuilding will provide much needed external storage for the applicants in addition to the main property.

Conclusions

In planning policy terms, the proposed single storey garden outbuilding can be seen as appropriate for the following reasons;

- The proposals are small in scale in relation to the existing host building.
- Through careful design, the proposals will harmonise with the existing adjacent buildings and area by the careful selection of natural materials to match.
- We feel the proposals have full regard to the character of the existing buildings and local area.
- The proposed single storey outbuilding complies with the relevant planning policy.

It is our conclusion that planning permission should be granted.