

CLEINT:

Mr & Mrs J. Hinchliffe

TITLE:

Planning Statement.

PROJECT:

**Erection of detached garage and study over,
demolition of existing single storey rear
extension and erection of single storey rear
extension and oak framed canopy.**



DATE:

01.09.2020

REF:

GBF-20-R1

LOCATION:

**Gorse Bank Farm
Foster Place Lane
Hepworth
Holmfirth
HD9 7TN**

Company No. 11767012

Hinchliffe
Architecture & Design Ltd
24 Carr View Road
Hepworth
Holmfirth
West Yorkshire
HD9 1HX

07921 907 162
01484 520 764
info@hinch-architecture.co.uk
www.hinch-architecture.co.uk



Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Householder Planning Application for erection of a detached garage with study over, demolition of an existing single storey rear extension and the erection of a new single storey rear extension and oak framed canopy at Gorse Bank Farm, Foster Place Lane, Hepworth, Holmfirth.

Site Context

- The site is located towards the east of the village of Hepworth. Located off Sheffield Road and served directly by the adopted road 'Foster Place Lane'.
- The property is well isolated and is shielded from view by substantial tree and vegetation coverage. Foster Place Lane serves 3 properties with Gorse Bank Farm being the last property before the lane terminates and transitions into a Public Right of Way. The site is approximately 100m from the nearest neighbouring property.
- The existing property is detached and retains a stone slate tiled roof and coursed natural stone work.
- The immediate site is approximately 22922m² / 2.2922ha. With approx. 2235m² / 0.2235ha. of domestic curtilage.
- The existing property has no local constraints, it is not situated in a conservation area nor is it a listed building and benefits from permitted development rights.
- The property is located in greenbelt.
- It is understood none of the existing trees in close proximity to the site have Tree Protection Orders.
- The proposals all fall within the domestic curtilage, thus not encroaching into the openness of the greenbelt.



Location / Ownership

The below plan indicates the clients' ownership boundary:



Design

- The proposed rear extension is of poor construction, whilst retaining natural stone walling and stone slates to the roof scape the stone work has been poorly constructed, parts of the substructure are visible and it appears to be pulling away from the original dwelling. The proposals seek to demolish this existing extension and rebuild a new single storey extension, to match the same projection as the existing but on a wider footprint incorporating a covered seating area. The proposed extension is to be constructed of natural reclaimed stone to match the original dwelling and stone slate roof to the entire footprint. The extension also incorporates an oak framed glazed element to form a garden room and a continuation of the oak frame to create an oak framed canopy to provide a covered seating area. The proposed green oak frame would be traditionally constructed with haunches and pegged joints to ensure it sits harmoniously with the original farmhouse.

All modifications shown on the proposed drawings to the existing window openings and replacement windows are to enable the property to conform to modern building regulations to provide adequate means of escape and allow for an internal refurbishment. These alterations fall under permitted development, of which the property benefits from these rights.

The proposed detached garage is essential owing to the fact the existing garage is sited to the North East of the site accessed up a steep gradient. Due to the steep gradient of the access directly serving the garage it is inaccessible to vehicles with a reasonably low ground clearance. In addition due to its existing siting it is not visible from the dwelling from any window or door opening compromising its security in such an isolated rural location.

The proposed location of the new garage is sited on existing hardstanding within the domestic curtilage forward of the principal elevation. There is an existing small detached outbuilding sited beyond this constructed of a prefabricated construction and the proposals would see this structure removed. The proposed detached garage will provide secure storage for 2 vehicles and a further secure store to provide adequate means of storing machinery equipment required for the upkeep of the immediate and surrounding land within the applicants ownership which is substantial and will require frequent maintenance. The proposed garage is to be constructed of traditional materials utilising timber cladding and an artificial stone slate roof covering. The proposed garage also incorporates an office/studio space above set within the pitched roofscape for use relating to the dwelling.

The existing detached garage would then be repurposed as a games room for pedestrian access only.

Access

- Access to the new dwelling and existing dwelling will remain unaltered by the proposal.

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Parking

- The existing property benefits from ample off road parking for a number of vehicles. The proposals seek to allow further provision for 2No. secure garaged off street parking.

Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal decision being made.

Local Plan relevant policies:

- LP1 – Achieving sustainable development
- LP2 – Place shaping
- LP24 - Design

National Planning Policy Framework (NPPF) 2019 relevant policies:

- NPPF Chapter 2 Achieving sustainable development
- NPPF Chapter 12 Achieving well-designed places
- NPPF Chapter 13 Protecting Green Belt land
- NPPF Chapter 15 Conserving and enhancing the natural environment

Specific paragraphs:

- Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: — not have a greater impact on the openness of the Green Belt than the existing development
 - NPPF Paragraph 145 section 'g' Proposals affecting the Green Belt





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