

Robert Halstead

Chartered Surveyors & Town Planners

N.C. Willock MRICS MRTPI

Office G of H, 2nd Floor Bridge Mills, Huddersfield Road, Holmfirth, HD9 3TW

Tel: 01484 686322 e mail: nick@roberthalstead.co.uk

Planning Development

Design and Access Statement: New Gynn Farm, 36/38 Gynn Lane, Honley, HD9 6LF

Introduction to the proposals

This Design & Access statement accompanies a householder application for planning permission and listed building consent for the erection of extension to detached garage and the erection of timber gates and fencing.

Requirements for a Design & Access Statement

The Town & Country Planning (Development Management Procedure) Order 2015 sets out the legal requirements for the circumstance when a Design & Access statement is required, together with what categories such a statement must set out. These categories fall into five headings and each is addressed in turn below.

a) Explain the design principles and concepts that have been applied to the development

The aim of the proposals is to provide a harmonious design concept, appropriate for its setting. Please refer to the Planning and Heritage Statement for full details.

b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account

The design involves a small extension to the existing detached double garage to provide additional storage space. Design, scale and siting have all been carefully considered in order to minimise any potential harm to the character and appearance of the listed building.

Various design options have been considered. For example, a flat roofed extension. This was however not felt to be in keeping with the character of the existing buildings. Another option considered involved a perpendicular gable projecting out from the existing garage roof. It was felt that this option would be too dominant in appearance with regards to massing and form and would not be sympathetic in nature in relation to the existing garage or heritage asset.

The design of the proposal which has been brought forward is considered to be the most appropriate option in terms of scale, roof style, materials and architectural detailing. It is felt that the design option chosen would cause minimal harm to the listed building and visual amenity.

c) Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account

The proposals would not alter or change the current access arrangements to the property. External doors are proposed on the new extension. These would be fully compliant in terms of local and national design policies.

d) State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation

No specific consultation has been undertaken in relation to access as this is a minor private development and the main access to the property remains unchanged.

e) Explain how any specific issues which might affect access to the development have been addressed

There are no known 'specific issues' relating to access for this particular development.

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