

CLEINT:

Mr J. Kitchen-Dunn & Mrs K. Field

TITLE:

Planning Statement.

PROJECT:

Erection of single storey rear orangery extension, formation of extended access driveway, erection of railings and associated alterations.



DATE:

28.06.2021

REF:

042-21-R1

LOCATION:

**The Abbey
171 Abbey Road
Shepley
Huddersfield
HD8 8DY**

Company No. 11767012

Hinchliffe
Architecture & Design Ltd
24 Carr View Road
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Holmfirth
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Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Householder Planning Application for the erection of a single storey rear orangery extension, formation of extended access driveway, erection of railings and associated alterations at 171 Abbey Road, Shepley, Huddersfield.

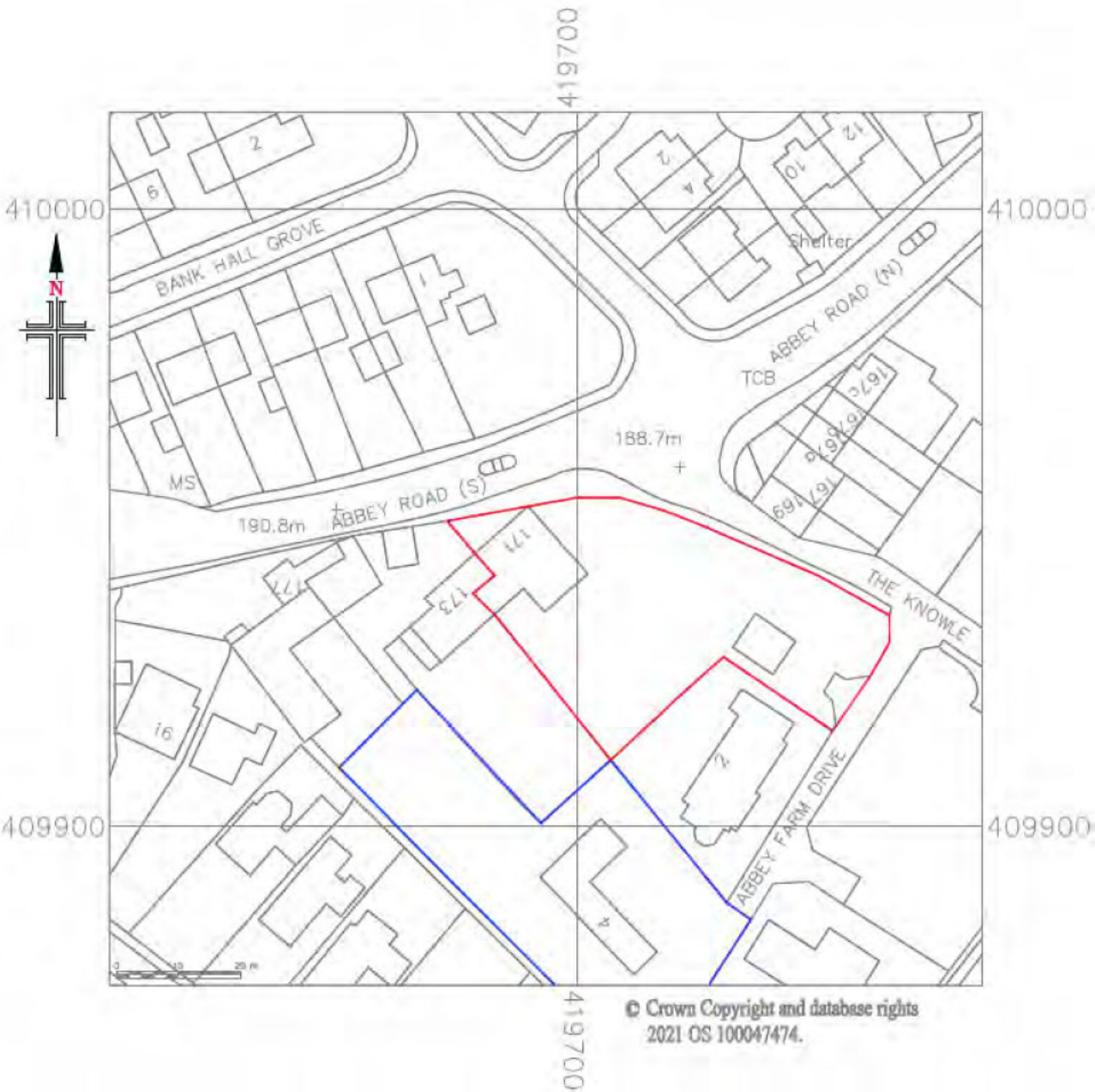
Site Context

- The site is located towards the South East of the town of Huddersfield and is positioned centrally in the village of Shepley. The property is located off the A629 Abbey Road onto The Knowle leading to Abbey Farm Drive.
- The existing dwelling retains natural coursed stone walls and a stone slate roof covering with timber sash windows.
- The immediate site is approximately 1709.5m² / 0.17095ha (Approx. 0.42acres). Our clients are also own a neighbouring property and associated land.
- The existing site 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 not located in greenbelt.
- It is understood the row of trees located to the North East boundary are protected by Tree Protection Orders. No trees or hedgerows will be affected by the proposals.



Location / Ownership

The below plan indicates the clients' ownership boundary:



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Design

- The proposed extension has been sympathetically designed to be in keeping with the existing dwelling and to sit respectfully in context with the period nature of the property. Painted hard wood frames and detailing to the predominately glazed extension have been designed in the style of the existing dwelling and the period. The low level dwarf wall is to be in matching natural coursed stone and the flat roof structure benefits from a large pitched glazed lantern. The existing dwelling benefits from a double detached garage located to the East of the site, 35m away from the dwelling. The garage is in its own right isolated from the dwelling and the access points to the garage do not benefit from a vantage point from the main dwelling. The proposals are to extend the driveway beyond the existing garage to allow vehicle access closer to the property for ease of access and to allow a direct line of sight to parked vehicles from a security perspective. The works are to create a permeable extended access driveway which will also allow internal vehicle turning to allow entry and exist in a forward gear. Currently our clients position their vehicles on the lawned area, the proposals will improve this situation. The proposed addition of small wrought iron railings to sit on top of the existing boundary wall will add to the overall appearance of the property and will not compromise any vehicle visibility at junction locations along the highway.

Access

- Access to the property will be increased by around 2m from Abbey Farm Drive to mitigate any tight vehicle maneuvering.

Agent Request

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

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