

# DESIGN & ACCESS STATEMENT

LAND AT  
111 MARSH LANE, SHEPLEY



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## INTRODUCTION

This Design and Access statement has been produced on behalf of the applicant, this statement forms part of a Full Planning Application for the erection of one detached dwelling.

This document provides background information on the matters taken into account in formulating the design and explains parts of the development in relation to the site's surrounding area.



The site is unallocated in the Kirklees Local Plan, situated adjacent the greenbelt as denoted above.

## PROPOSAL

The application is for Full Permission to erect a detached bungalow within land to the rear of No. 111 Marsh Lane, Shepley.



The proposed dwelling will be accommodated within land that was originally surplus garden associated with 111 Marsh lane. However, the garden has since been legally separated from the original dwelling and with an outline approval of its own, is considered to be development land.

The loss of this space to No. 111 Marsh Lane has had no detrimental effect to their amenity since the existing dwelling benefits from considerable garden space to the south of the property.

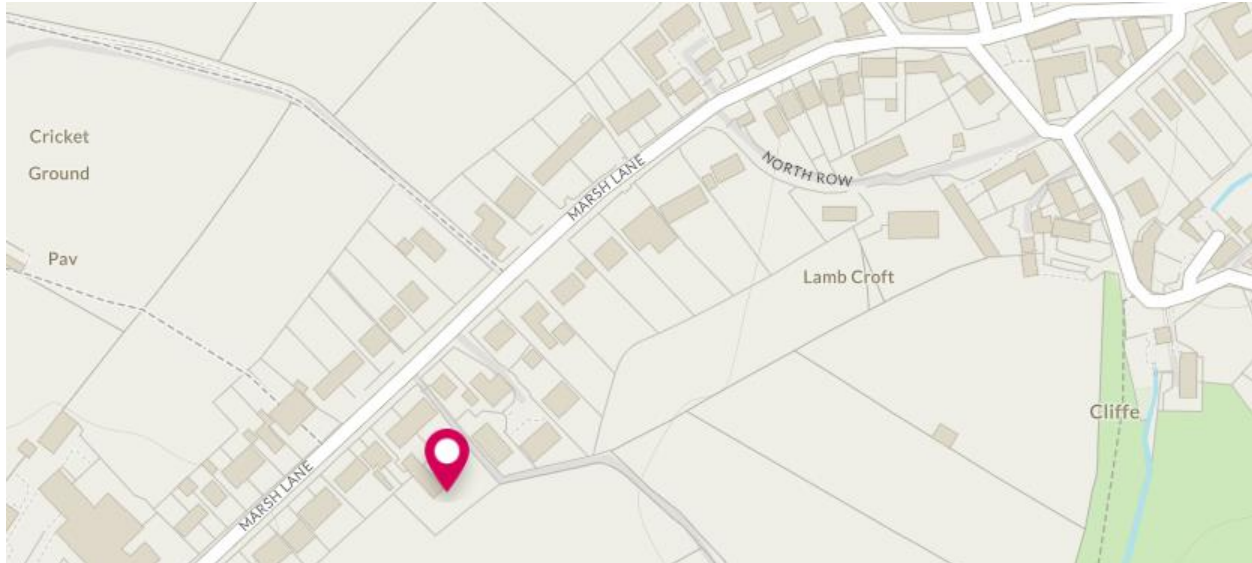
The proposal has been developed with consideration to the general amenity of neighbours to the north and east of the applicants site.

The provision of a new dwelling makes good use of some residual land.

The site benefits from an existing outline planning approval under reference 2020/90367. This approval has been reviewed whilst developing the new proposals and an attempt to ensure the previously discussed concerns have been addressed.

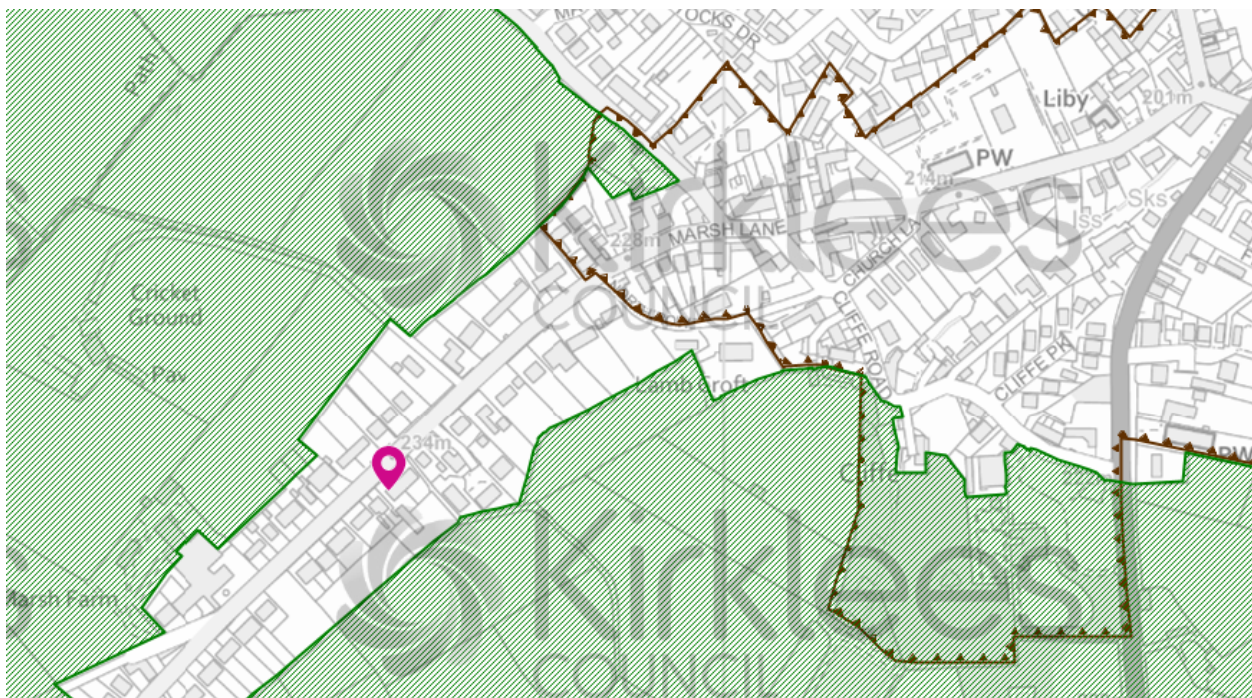
## SITE LOCATION

The site was originally garden land associated with No. 111 Marsh Lane, located on the south side of 111 Marsh Lane within Shepley. Having a grid reference of SE187094.



The site topography falls gradually away from Marsh Lane, having a fairly level appearance.

Marsh Lane is situated East of the Shepley Conservation Area, sufficiently distanced away to have no impact.



## SITE CONTEXT

The site is surrounded by a predominately residential area, the dwellings that are positioned adjacent the site are a mix of properties with many having reasonably large footprints.



The dwellings that make up Shepley are a variety of styles, using various materials, including brick, render and stone.

The site is considered to be development land, having an outline approval and is accessed by a single width track from Marsh Lane, the original host dwelling is a two storey demi detached stone built house with associated driveway to the side and paved area to the rear.

The site accommodates existing red brick out-buildings that are to be partly demolished as part of the proposal. The proposal is to partly demolish the single storey elements and the remaining two storey structure is to remain within the curtilage of No. 111 Marsh Lane.



The retained single storey elements will be utilised as a garage for the proposed dwelling, the gable end will be made good using the existing bricks from the demolished elements.

## SITE ANALYSIS AND LAYOUT

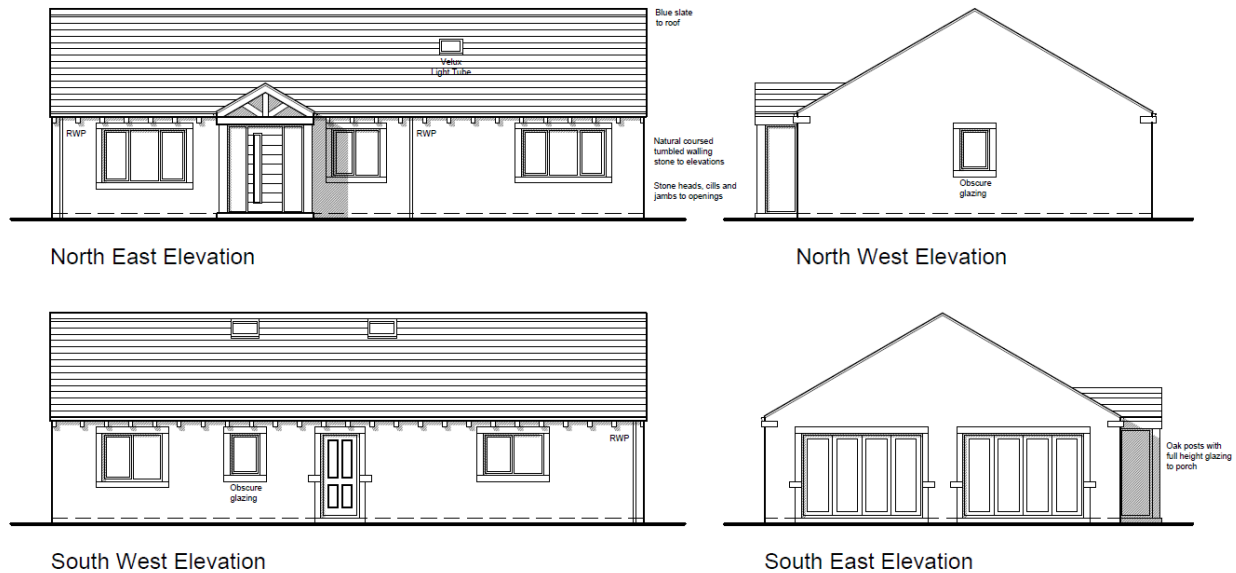
The proposed site layout takes guidance from the original outline planning approval, using similar principles by having the frontage facing North East. The property would be positioned to continue the line of development set by the existing out buildings.



Provision for parking and turning is noted on the proposed site layout with sufficient space for accommodating a bin storage area. A gap is proposed between the existing out buildings and the proposed dwelling. The position of the dwelling creates sufficient distances between adjacent dwellings and ensures that overlooking and residential amenity is less of a concern.

## DESIGN AND APPEARANCE

The proposed dwelling has been designed to be a bungalow to suit the occupants needs and requirements. The dwelling will have a dual pitch roof in keeping with most of the adjacent properties.



It is proposed that the dwelling is to be constructed in natural stone with a slate roof, these materials would harmonise with the host dwelling and nearby dwellings. It is noted that the existing out-buildings are in red brick and consideration was given to matching the dwelling with these out-buildings, however, it was felt that using brick in the proposed dwelling would detract from the historical nature of the out-buildings and that natural stone would be a more suitable material to link the dwelling in with the host dwelling and it's neighbours.



A small oak porch is proposed at the front of the dwelling to break up the front elevation and introduce additional character.

## LANDSCAPING

Garden areas will be landscaped by the applicant with the provision of grassed areas, patios and soft landscaped borders.

The existing dry stone walling to the boundaries are to remain, as will the existing conifer hedge.



We are proposing to remove one tree and mitigate it's removal with the addition of several new trees on the NE boundary that will provide additional privacy between the adjacent property.

The driveway and parking area will be tarmac, with a gradual slope from the existing single track down to the new dwelling.

## ACCESS

The existing access served from Marsh Lane via a single-width track is to be utilised for the proposed plot. A visibility splay of 2.4m x 43m can be achieved as per the previous approval for access.

The layout provides sufficient parking and turning for the proposed single dwelling, with garaging also provided within the existing out-building.

Bin storage is accommodated within the site and the bins can be taken along a new driveway to a collection point.