

HOUSEHOLDER PLANNING APPLICATION INCLUDING DEMOLITION WITHIN A  
CONSERVATION AREA

AMENDMENT TO DRIVEWAY AND DRYSTONE WALLS

33 WILSHAW ROAD, MELTHAM, HOLMFIRTH, HD9 4DZ

**HERITAGE, PLANNING, DESIGN & ACCESS STATEMENT**

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## **1.0 The Site**

1.1 The proposed development is to take place within part of the rear garden area of No. 33 Wilshaw Road.

1.2 No. 33 Wilshaw Road is a stone-built detached two storey dwelling with substantial lawned garden areas to the front, side and rear. There is a stable building to the north west of the dwelling, beyond which is a container and chicken coop. A tarmac area to the west of the dwelling, accessed from Gill Birks, provides vehicular access to a parking area. Immediately to the rear of the dwelling is a patio with hot tub and outdoor kitchen area which is enclosed by stone walls and planters.

1.3 The land slopes away in a southerly direction.

1.4 To the south of the site, to the opposite side of Wilshaw Road, is St Mary's Church. To the north east are two dwellings accessed via the lane of Gill Birks, which runs along the western boundary of the curtilage of No. 33 Wilshaw Road. There is a row of residential properties along Wilshaw Road to the west and to the east is No. 33A.

1.5 The wider surrounding area is open countryside.

## **2.0 The Proposal**

2.1 The application seeks consent for the demolition of an electric gate and section of drystone wall, to enable a slight extension of the existing driveway and new access onto Gill Birks to improve access to the property, with the erection of a new electric gate and drystone walls per the plans provided.

2.2 The drystone walls will re-use the existing stone where possible.

2.3 Full plans are provided.

2.4 Pictures of the existing gate and drystone walls are shown below:





### **3.0 Background**

3.1 There is a complex planning history associated with the site. However, the property is under new ownership and all of the outstanding issues previously raised were addressed during the conveyancing process.

3.2 The applicants secured planning permission for a detached home office to the north eastern corner of the dwelling whilst they were in the process of buying the property (2020/62/92284/W) which is in the process of being built.

3.3 The applicants secured planning permission for the demolition of stables and erection of out building with patio (2021/62/93636/W) which has not yet been built.

#### **4.0 Design**

##### **Use**

4.1 The proposed works will provide improved access to and from the property via a slight extension of the driveway and new electric gate.

##### **Amount, Scale, Siting & Layout**

4.2 The proposal does not materially change the scale of the driveway, the drystone walls are of a scale to match the existing walls, and the proposal has been designed to minimise any visual impact on the Conservation area and openness of the greenbelt.

##### **Appearance**

4.3 The proposed development has been carefully designed to complement the host dwelling and character and appearance of the location. The chosen materials are appropriate and will minimise the visual impact of the new gate and drystone walls.

##### **Landscaping**

4.4 The proposal leaves the majority of the existing established landscaping as existing with minor amendments to the area to the front of the property where there will be a small additional area of lawn hard surfaced to create access to the new electric gate from Gill Birks.

##### **Access**

4.5 The access will be moved slightly along Gill Birks; this will improve access to and from the driveway by reducing the turning angle and improving visibility up and down Gill Birks, whilst also allowing vehicles to wait off Gill Birks prior to the gates opening/ closing, thereby reducing potential traffic blockages on Gill Birks.

#### **5.0 Heritage Statement**

5.1 The proposed driveway extension, drystone walls and electric gate are well designed, small in scale and to be constructed using materials that will complement the existing site.

5.2 The proposed development will not have an adverse impact on any of the key views and vistas listed within the appraisal, nor will it affect the open spaces and tree cover identified as being important to the character of the area. As such, the proposed development is considered to have a neutral impact and thereby preserve the heritage asset of Wilshaw Conservation Area and not cause harm to its special character.

5.3 St Mary's Church, which is situated to the south of the application site, is a Grade II listed building. However, the proposed development is set well away from this asset and does not fall within its setting. There are several mature trees along the frontage of the church yard which provides a further separation between the Church and the proposed development.