

Planning and Design Access Statement in relation to:

Proposed Low Level Car Port

White Syke Farm, Marsden Lane, Marsden, West Yorkshire, HD7 6AF

The proposal

White Syke Farm is a detached dwelling built in approximately 1750 in the style of a traditional Yorkshire longhouse.

It is proposed to construct a low level car shelter to the westerly gable end, very simple in appearance comprising an exposed oak frame using 150mm square oak posts and cross beam to the southerly elevation.

The front elevation (southerly) will be left open to allow vehicle access. The side elevation will be open but screened with indigenous plants and shrubs. The rear elevation will be formed by raising the height of the existing drystone wall up to roof level.

The roof will be covered with cedar shingles with timber gutters and cast iron rainwater pipe to match the existing property.

The shelter will 5.5 metres (longest length) long from front to back, 3.3 metres wide and heights from 2.1 to 2.5 metres.

It is to be set at the existing hardstanding level to maintain the “low level” appearance of the shelter so not to be of detriment to the appearance of the main house.

Access will be as existing so will have no impact on the local lane.

No more additional vehicles will be introduced to the dwelling setting.