



justification statement

application: Proposed porch extension, at The Old Dairy, 2A Lamma Wells Road, Holmfirth, HD9 2SP

client: Mrs J Martin

job nr: 23026

date: 17 August 2023

Introduction

This justification statement has been prepared by **ADP Architecture and Design Ltd** on the instructions of Mrs Martin and provides information to accompany a planning application for the proposed construction of a porch at The Old Dairy, 2A Lamma Wells Road, Holmfirth, HD9 2SP.

The site is in a semi-rural location approx. 1 mile north of Holmfirth, West Yorkshire, and is positioned just below Cartworth Bank. It is served from Lamma Wells Road, which is an adopted highway and is surrounded by open fields and dry stone wall boundaries. The property sits to the south of Lamma Wells Road. The property forms one half of a former barn conversion permitted in June 2011

Existing property and justification for proposed works

The entrance to the dwelling is on the southern elevation and leads directly into a small narrow corridor which then provides access directly into the kitchen-dining. The exposure of the property and wind direction means that this entrance area is extremely windy and takes the brunt of the weather. This results in the corridor access becoming a wind tunnel, allowing gusts of wind straight into the kitchen-dining.



There is a small utility room and WC accessed off this entrance corridor, however, the property is lacking in storage. The purpose and requirements for the proposed porch is to provide a much-needed weather break between the main house and exposure of the outside weather, and to provide additional coat and boot storage, by way of cloaks cupboard and built in storage unit. The porch will be an attractive addition, which will also serve to provide a thermal benefit to the property. It will be constructed from high quality materials, with reclaimed stone and stone slates to match existing. Traditional stone quoins and gutter corbels have been incorporated, to tie in with the details of the existing property. The proposed windows will be triple glazed, timber window, to match with the existing. The porch will be well insulated and will have underfloor heating.

Impact on open character of the green belt

The impact on the open character of the green belt is negligible by way of this proposal. The porch is minimal in size, with a footprint of 7m² measuring 2.8m by 2.5m. It is single storey and follows the roof line of the existing single storey part of the property. The porch sits on a small part of the driveway, therefore already an area of hard standing, it does not impact, or cause change to, any green areas of land around the property. The benefit of the improved thermal performance and comfort of the building outweigh any minor impact caused.

This application respectfully requests that planning permission is granted for the submitted scheme of works.

We trust that this provides sufficient detail to accompany this application, however, should you require any further details please do not hesitate to contact A+DP.