

**PLANNING AND DESIGN AND ACCESS STATEMENT TO SUPPORT APPLICATION FOR  
DETACHED CONTEMPORARY DESIGN HOUSE AT SITE ADJACENT PARSONAGE HOUSE, EDGE  
ROAD, THORNHILL EDGE DEWSBURY WF12 0GD**

This document is submitted and is intended to form a part of an application for approval to build a contemporary design detached house where there is presently a detached double garage within the curtilage of Parsonage House.

I am an agent and Planning Consultant acting for the owners of Parsonage House, Mr & Mrs S. Brougham, who purchased the property in 1989.

Shortly after purchase your Council approved the construction of a large detached double garage with an associated access drive from Edge Road.

The family is now seeking to construct a contemporary design house on the site of the existing garage, which for many years has been used primarily for storage purposes.

Road frontage parking is available and has been primarily used by the applicants and their visitors in recent times, but this application includes on-site parking for Parsonage House and the new property.

It is intended to use earth excavated for the construction of the new property to be retained within the curtilage of the property for 'sustainable' re-use to form the new on-site parking platform rather than being committed to landfill.

Your council has approved the construction of a new residential property on the opposite (north) side of Edge Road (43 Edge Road-application 2021/91/91703) and the subject proposal will complement this development and still retain a positive definition of the Green Belt boundary in this location.

The new house design takes full advantage of the outstanding view across the valley which separates this settlement from the A542 road between Wakefield and Huddersfield and the prominent feature of the Yorkshire Mining Museum and visitor centre, a facility enjoyed by many other residents along Edge Road and surrounding streets.

The majority of the 'open space requirement' for the new property will be in the form of a 'green roof' with a patio area on the flat roof.

The design 'hides' the building when viewed from Edge Road using the natural fall of the ground, and also respects the outlook across the valley available to occupiers of the new house recently constructed on the opposite north side of Edge Road.

It is also proposed that the new house will embody 'Eco-efficient' features in terms of heating and facility for 'persons with disability'.

Your Council is invited to favourably consider this application through the normal process but if further information is required, please contact the agent.

T J GREGSON FRICS FFBE MEWI  
TJ CHARTERED SURVEYORS  
60 WESTERN ROAD BILLERICAY ESSEX CM12 9DT  
07860 345682, MON – FRI 8 AM – 5 PM