

Design and Access Statement

Extension to dwelling and change of use of land to extend garden, 8 Meadow Lane, Slaithwaite HD7 5EX.



Feb 2024.

Design & Access Statement

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1.0 Context.

- 1.1 This statement has been prepared to accompany a planning application for a side extension and change of use of land to garden at 8 Meadow Lane, Slaithwaite HD7 5EX.
- 1.2 The site is unallocated as defined in Kirklees Local Development Plan and falls within the strategic green infrastructure network, as does the remainder of the housing estate.
- 1.3 An ecological walkover survey report accompanies the application and demonstrates how the land has relatively low ecological value at present and that management of the land along with other improvements will sufficiently protect the land in terms of biodiversity.
- 1.4 The dwelling forms part of a housing estate of around 70 dwellings.
- 1.5 The application site was part of phase 1 which was approved under application number 2001/91968. The remainder being approved under 2004/90156.
- 1.6 The land to the north of the dwelling was under the ownership of the developer which has been dissolved, so the land was passed to the Duchy of Lancaster from whom the applicant has recently purchased the said land.
- 1.7 The land slopes from south to north and also from east to west and has become overgrown with weeds over a period of time. This will be improved as laid down in the ecology report.
- 1.8 A pre application consultation was made with Kirklees and a response received in September 2022 and the application takes these comments into account.

2.0 Amount, scale, appearance and layout.

- 2.1 The application is for a two storey side extension to an existing dwelling and to change use of part of the recently purchased land to the north of the site to extend the garden.
- 2.2 The footprint of the new extension is approximately 6.8m x 4.4m with heights to eaves and ridge approximately 4.7m and 7.2m respectively measured from floor level.
- 2.3 The extension has been set back from each elevation and down from the ridge so that it does not dominate the original house.
- 2.4 Materials, natural coursed stone and concrete tiled roof with inset solar panels, and design will reflect that of the original dwelling in terms of window arrangements and roof form.
- 2.5 The size of land purchased is approximately 310 m², most of which will be natural vegetation and only that adjacent to the dwelling will be used as domestic garden. There will be an area of natural stone flags serving as a patio and will incorporate planting to soften the area.
- 2.6 A submerged garden room will be accessed from the patio and will have a dry stone wall frontage. The roof will splay down at the corners so as to blend in with the existing contours of the land, soil will be moulded around and over the garden room to conceal it.
- 2.7 The patio area will be set down in height by 600mm from the top of the existing dry stone retaining wall to provide privacy and minimise any visual impact when viewed from Meal Hill Lane. A screening hedge will be planted behind the retaining wall to further conceal the area and increase privacy.
- 2.8 Taking comments within the pre application response into account the following points are to be noted:
 - Concern was raised with regard to the size of the extension relative to the original dwelling and a suggestion made to reduce the width. This would result in a small gap between the new extension and the existing retaining wall which would be of no

use and be prone to collection of leaves, debris etc. The extension is set back from both front and rear elevations and set down from the roof and eaves and so in compliance with paragraph 5.22 of the Householder Extensions SPD which states that 'side extensions should ideally be visually smaller in relation to the original house'.

- The planning officer suggested that the windows to the front elevation be similar to the rest of the dwelling with a bank of 2 or 3 windows. Our opinion is that this is not appropriate in respect of privacy to the garden of No 10 so a bank of dummy windows has been incorporated which is quite common in weavers cottage dwellings in the area.
- The splay to the roof on the front elevation has been removed by introducing a cantilever at first floor above the splayed retaining wall.
- The window to the gable has been retained to provide natural light and ventilation to the en suite. The door has been reduced in width and the door and window are set symmetrical about the ridge.
- Reference is made to part of the land being within public open space under a Section 106 obligation but this lies outside of the land purchased by the applicant as demonstrated on the accompanying site plans.
- Reference is also made to land stability which is a fair point. There is an existing retaining wall on the site which was presumably designed by an engineer and inspected by Building Control whilst work was in progress. The submerged garden room will effectively retain the land and this will be designed by a structural engineer and will form part of the Building Regulation application.

2.9 Regarding layout, the sunken garden occupies a section of the recently purchased land to the north of the dwelling and the remainder of land will be managed and be 'natural' as laid down in the ecology report to

enhance it in terms of biodiversity habitat. The existing oak tree will remain on site which will not enhance, but will preserve wildlife habitat. There will be no fence to the northern boundary to maintain the openness of the site. Hedgerow planting is to be carried out to link up with that recently planted adjacent to Meal Hill Lane, this is on land outside of the applicant's ownership and the owner has been notified of the proposal.

- 2.10 The extension will sit on an area which is currently flagged and houses a garden shed, this area of garden has the dwelling to the south and a retaining wall to the west and north so is somewhat surrounded and in shadow for most of the day.

3.0 Access.

- 3.1 Pedestrian and vehicular access to the dwelling remains unchanged.
- 3.2 The 3 No parking spaces will remain which is in line with Kirklees requirements for a 4 bedroom dwelling.

Appendix A

Photos.









Appendix B

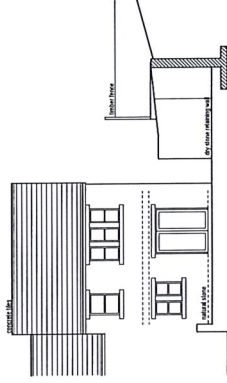
Drawings.

10m	Scale 1:50	10m
20m	Scale 1:100	20m
30m	Scale 1:200	30m
40m	Scale 1:300	40m
50m	Scale 1:500	50m
60m	Scale 1:750	60m
70m	Scale 1:1000	70m
80m	Scale 1:1250	80m

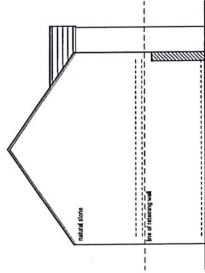
(When in need of original plan use 1:500)



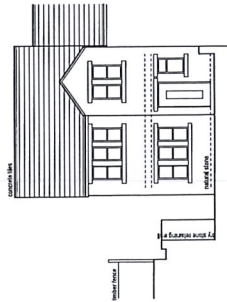
Existing block plan (1:500)



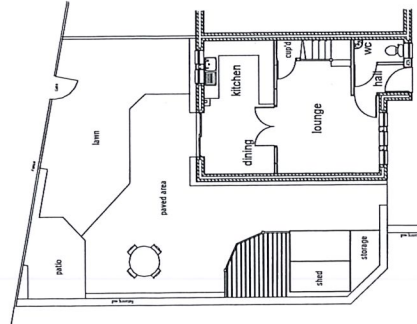
Existing rear elevation (1:100)



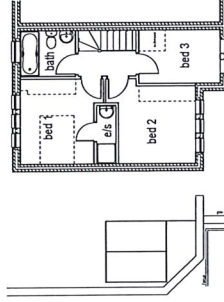
Existing side elevation (1:100)



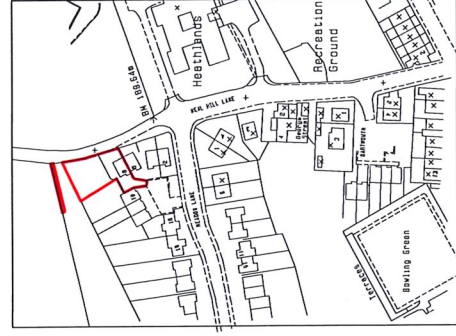
Existing front elevation (1:100)



Existing Ground Floor Layout (1:100)



Existing First Floor Layout (1:100)



Location plan (1:1250)



Goine Valley Design
8 Meadow Lane
Slaithwaite
Huddersfield HD7 5EX

Tel: 01484 840097
Mobile: 07887 803312
Email: mitchell@goinevalley.co.uk

Proprietor: S.A. Mitchell (JCC07)

Project

Proposed extension.

For

Mr S Mitchell.

Address
8 Meadow Lane
Slaithwaite
HD7 5EX.

Title
Existing layouts and elevations.

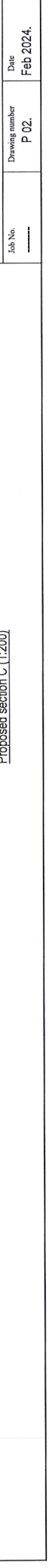
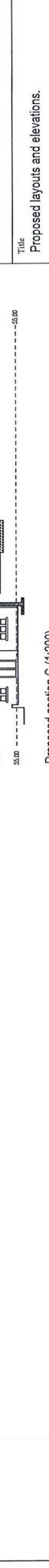
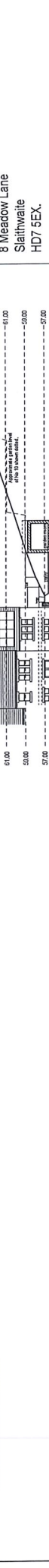
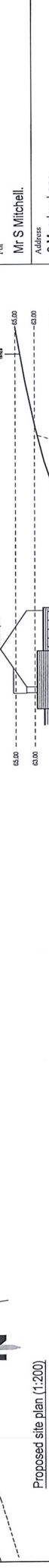
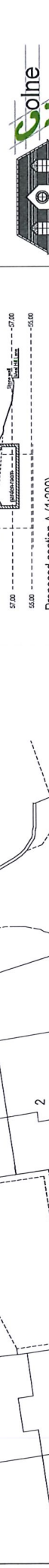
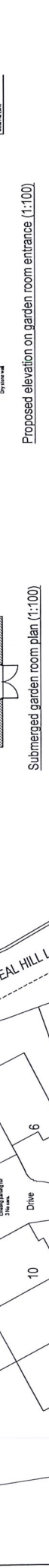
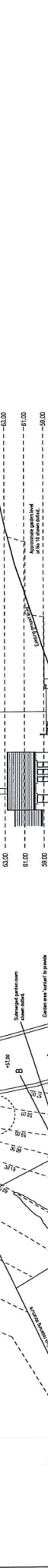
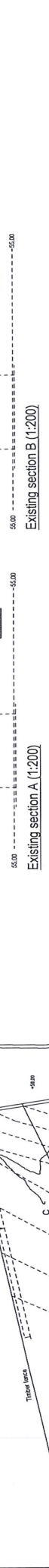
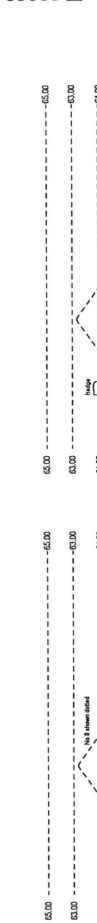
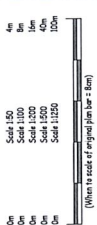
Job No.

Drawing number

P 01.

Date

Feb 2024.



Appendix C

Extracts from Local Development Plan.

Kirklees (West)

Policies Map

Kirklees Local Plan - Adopted 27 February 2019

- Green Belt and Green Space**
- Green Belt
 - Strategic Green Infrastructure Proposal (SGIP)
 - Urban Green Space (UGS)
 - Local Green Space (LGS)
- Housing, Employment & Other Significant Development**
- Employment (E5)
 - Priority Employment Areas (PEA)
 - Housing (H5)
 - Mixed Use (MU5)
 - Land at Sarncliffe Hall (MUO28)
 - Cypress and Trowers & Twissling Showerside (UT5)
 - Designated Land (SL5)
- Heritage Assets**
- Archaeological Sites (Class 2) (AS)
 - Conservation Area
 - Registered Battlefield (RB)
 - Registered Parks and Gardens (RPG)
 - Scheduled Monument (SM)
- Minerals & Waste**
- Minerals Areas of Search (MAS)
 - Minerals Extraction Sites (MES)
 - Minerals Preferred Areas (MPA)
 - Minerals Infrastructure (MI)
 - Waste Site (WS)
 - Waste Site (Designated) (WS)
- Natural Environment**
- Peak District National Park (PDNP)
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - Site of Special Scientific Interest (SSSI)
 - Local Wildlife Sites (LWS)
 - Local Geological Sites (LGS)
 - Dark Peak Nature Improvement Area
- Shopping Centres**
- Principal Town Centre
 - Town Centre
 - District Centre
 - Local Centre
- Transport**
- Highways England Transport Scheme
 - Core Walking, Cycling and Riding Network
 - Existing
 - Proposed
- Transport Scheme (TS)**
- Transport Improvement
 - Controlled Transport Improvement Scheme (CTIS)
 - Link to University to Local & North Eastern Green Zone
- Site reference table is available in Kirklees Local Plan - Allocations & Designations and Strategic & Policy - Adopted 27 February 2019

Map scale: 1:15,000 @ A1
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