

## **Heritage Statement: The Coach House, 198 Meltham Road, Huddersfield, HD4 7BG.**

### **Significance:**

The Coach House is a five bedroomed grade 2 listed property set with two neighbours in a private and sheltered location set back from Meltham Road. It has three acres of gardens and woodland area. The building was built in 1822 and changed to living accommodation around 1989, 30 years ago. The name of the architect is not known.

### **Justification:**

I would like to set up a business named: Little Animal Lodge, to look after small animals while their owners are on holiday etc. The animals will be housed in a wood shed structure 20 x 10ft, situated in an unused area at the back of the house at the top of the drive (away from & out of view of the house). The shed will hold around 12 cages and an office space within the shed and electricity will be powered from a feed already in the garden. It will be set 2 metres away from the wall at the back and the original shed will be removed to make way for the positioning of the new shed. The new shed cannot be seen by neighbours and looks out onto the garden. The addition of the shed will not impact or harm the heritage asset as the shed is discreet and out of view of anyone.

The addition of the shed will not impact on the two neighbouring properties. Access & parking will be up the shared drive that we own and parking will be on our parking area only which will not impact on the neighbours. To minimise any disruption to the neighbouring properties I propose that there is a drop/pick up in the morning between the hours of 8am - 9.30am and the evenings 6-pm to 7pm. The owners of the back property are retired and the owners of the front property are retired/work from home. Access to the shed structure will be by foot up our own drive. The structure (shed) will be a temporary building. If the business does not work out and the structure be taken away, there will be no evidence of it ever being there.

Heritage Statement written by Victoria Allen (applicant) 29.5.24