

PLANNING APPLICATION
TO EXTEND HABITABLE
ACCOMMODATION INTO
EXTERNAL SHELTER

AT

HUNTERS LODGE
CEMETARY ROAD
HOLMFIRTH
HD9 2RH

ON BEHALF OF
MR A NUTTON

SUPPORTING STATEMENT

DATED: OCTOBER 2024

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU
TEL: 01484 854848
EMAIL: paul.briggs@northerndesignpartnership.co.uk

1.0 – CERTIFICATE OF LAWFULNESS

1.01 – A certificate of lawfulness (2024/CL/90214) was granted for the existing 'lean to' shelter at Hunters Lodge as seen in Photographs 1 and 2.



Photograph 1 - Boundary to Field. Note the Existing Drystone Boundary Wall Remains visible, with the triangular infill above.



Photograph 2 - Shelter from the Front of the Property. Note: The Existing Drystone Boundary Retaining Wall Bearing the 'Lean To' Roof Timbers.

2.00 – PROPOSALS

2.01 – The proposals are to utilise the space in the shelter for habitable accommodation, in this case a garden room.

2.02 – This will involve minimal external works, with the open end, see Photograph 1, being infilled with an oak framed glazed screen. The proposals also include a roof window to assist with natural light.

2.03 – All practical works to make the room habitable e.g insulation will be carried out internally and will not impact on the external aesthetic.

3.00 - CONCLUSION

3.01 - The works to change the use of the shelter to a garden room will have no adverse impact on the host dwelling or the setting of the property.

3.02 - All external works will be sympathetic and will complement the existing property.

3.03 - We therefore trust that Kirklees MC can support this application.