

PLANNING APPLICATION FOR
EXTENSION AND RENOVATION
OF EXISTING DWELLING

AT

HERMIT HOUSE
STUBBIN LANE
DENBY DALE
HD8 8YW

ON BEHALF OF
MR AND MRS HORNE

DESIGN AND ACCESS STATEMENT

DATED: NOVEMBER 2024

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – THE SITE

1.01 - The site is situated along the South side of Stubbin Lane in Denby Dale.

1.02 – The site is currently occupied by a single storey detached building with an adjacent smaller outbuilding, which has been built into the land. The building has previously been used as a dwelling up until the 1990's. As mentioned in a previous application the site has slowly deteriorated since then, with various materials and elements of the building being stolen.

1.03 – The building is constructed from stone and render, with the walls being generally structurally sound. Part of the outbuilding (left of the photo below) is underground and is planned to be included in the proposals.



Photograph 1 – Detached building and adjacent outbuilding

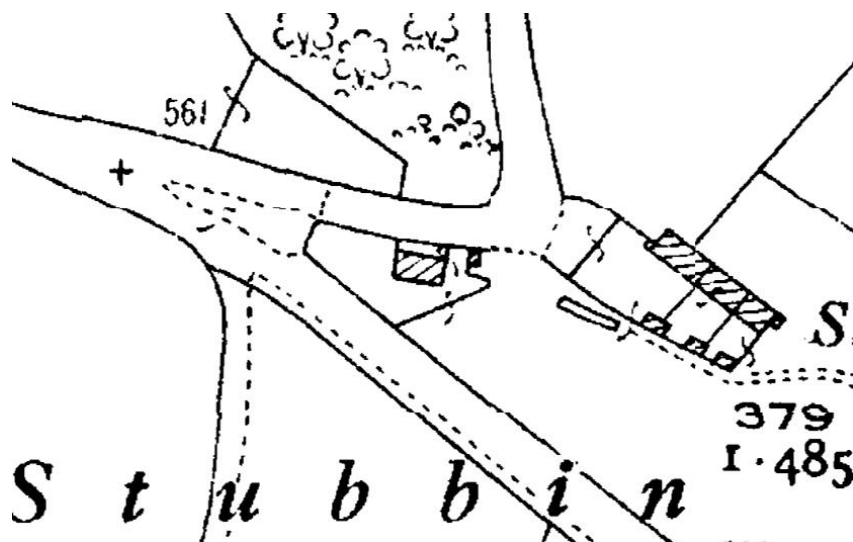


Photograph 2 – Underground area linking the two buildings

2.0 – SITE PLANNING HISTORY

2.01 - There has previously been a certificate of lawfulness for the use of the property as residential dwelling approved on this site (Ref: 2018/92135)

2.02 – As mentioned in the report there is clear evidence on maps dating from 1922, that a dwelling existed within the same footprint as what currently exists.



Map dated 1922

3.0 – PROPOSALS

3.01 - The proposals are to demolish two sections of the existing building, the side timber porch and the rear brick lean-to, neither of which hold any architectural merit.



Photograph 3 – Timber Porch



Photograph 4 – Brick lean-to

3.02 - The design of the proposed extension and conversion has been carefully considered to meet the requirements of the applicants, who propose to create a dwelling to serve as a guesthouse or short term letting accommodation. This will benefit the local economy as the dwelling creates more accommodation, allowing visitors to stay longer in the local area.

3.03 - To assist with the interpretation of the proposals, we will explain the reasoning in terms of footprint, scale and massing, external appearance, materials and setting. This can all be considered by observing the plans and 3D views submitted as part of the application documents.

FOOTPRINT

The proposed increase in the footprint would be minimal. As demonstrated in the existing drawings, a partially subterranean store currently sits between the two buildings. The most logical proposal is to link the two buildings together with an infill extension to increase the accommodation and bring both buildings back into use.

SCALE AND MASSING

The existing massing of the buildings is split on two levels, which follows the natural gradient of the site. The smaller outbuilding is approximately 1.5m lower than the larger building mass. The proposals continue this existing stepped characteristic, by creating a connection between the two, where the floor level is between the height of the two floor levels. The pitched roofline emphasises this pattern, with the eaves and ridge lines stepping between the two existing masses. The result of the proposed massing ensures the dwelling retains the varying roof heights and the modest appeal of the original building.

As seen in the visual below, the proposed volume is also set back from the front elevation, allowing original sections to remain as the focal point.



Proposed Visual

The volume of the existing combined masses are 242m³, whilst the proposed volume equates to 305m³, which is a 26% increase.

APPEARANCE

The proposals seek to provide a well-designed and aesthetically attractive dwelling, where the existing elements of the building are retained and enhanced. The proposals aim to reintroduce the lost aspects of the original

dwelling, such as the stone slate roof and stone built gable walls. The link extension creates a contemporary form with areas of large glazing and dark timber cladding. The appearance and form of the link extension allows the observer to easily recognise the new and original elements of the dwelling.

SETTING AND MATERIALS

The existing building sits comfortably within the setting by being modest in size, with simple forms and materials. The proposals aim to continue this, whilst also introducing more complementary materials such as the dark timber cladding and aluminium windows. Stone slates will be used on all three of the volumes to reinstate the materials used in the original dwelling. Importantly the dwelling is positioned away from any neighbouring dwellings, with there being no issues of overlooking or privacy.

4.0 – TREES

4.01 - There are trees close to the boundary, however they will not be impacted by the proposals, as they are outside the crown spread.

5.0 – HIGHWAYS

5.01 – The proposals include provision to add two parking spaces to be used only by this dwelling.

5.02 – A car charging point will be incorporated.

6.0 - CONCLUSION

6.01 - The proposals will provide a well-designed, unique two bedroom guest home.

6.02 – The proposed conversion and extension has no impact on the setting or relationships to neighbouring properties.

6.03 - We therefore trust that Kirklees Council can support this proposal.