

ORANGE DESIGN STUDIO.
ARCHITECTURAL PRACTICE

JUSTIFICATION DOCUMENT

54, WELLHOUSE LANE, MIRFIELD, WF14 09W

INTRODUCTION

The purpose of this document is to provide a clear and reasoned response to the objections and comments raised by neighboring residents regarding the proposed development at 54, Wellhouse Lane, Mirfield.

PROPOSED DEVELOPMENT.

The proposed development will see the erection of an extension to the existing detached garage block, minimal raising of ridge height, to allow for the erection of front dormer, with associated internal and external alterations.

EXISTING STRUCTURE CONCERNS.

“As this proposal does not relate to the preservation of an existing structure but constructing a new two storey outbuilding which will require new foundations and scaffolding, we will not be granting access to our land (54A Wellhouse Lane) to carry out any works required.” – This comment suggests that the existing detached garage will be demolished, and a new building will be constructed with new foundations. However, our proposal involves the preservation of the existing structure, with the majority of the works directed towards enhancing the current building, rather than requiring significant new works, such as foundations. Therefore, this reduces the need for substantial new scaffolding or groundwork. This is because the proposed works require minimal demolition, and the impact on the surrounding land and neighboring properties are minimal. The proposed plans do not show the proposed development to be demolished or to be a new build.

“The proposed rear elevation and an old dry stone wall forms part of the boundary wall to our land and property at 6 Woodward Court. Our property is separated from the elevation by only 5 metres, exacerbated by orientation with the plans not showing the windows of our kitchen and master bedroom. We are concerned that should the proposed application be for a new build, removal of any of the boundary wall could result in a landslip from our side as our land is just over one metre higher than the land at 54 Wellhouse Lane.” – I would like to highlight that the proposal is **NOT** for a new build but rather enhancing the existing structure. The rear elevation wall, which forms part of the boundary to the neighbors at 6 Woodward Court, will not be removed/

FUTURE USE CONCERNS.

“Longer-term could the owner of the property change it to residential and sell.” – This concern regarding change of use to residential is unrelated to the current planning application. The applicant has no intention of changing the property to residential and selling. The applicant has a clear intent to retain the current use, as reflected in the submitted application.

ECOLOGICAL CONCERNS.

“The proposed development was originally a stable, in fact it still has hay present in its loft space. It is believed that it is the home to roosting bats as lots are regularly seen around that area and in the gardens of 54A, 52L and 6 Woodward court, no reference has been made to this potential or surveys carried out to check.” – While bats are common in certain areas, there is lack of documented evidence that the building involved within the application is being used as a roost. The photographs attached below provide photographic evidence to show that the external EAVS are in good condition, meaning bat activity is unlikely.



“There is an established beech hedge owned and on the boundary of 54A Wellhouse Lane this is the home to many nesting birds. The proposed development cannot be completed without damaging this hedge, and it would be impossible to replace.” – The proposed development has been carefully designed to have minimal impact on any vegetation, including the beech hedge on the boundary of 54A Wellhouse Lane. This beech hedge will be preserved and integrated into the proposed development.

COMMERCIAL DEVELOPMENT CONCERNS.

“The plans show commercial development with office space and gymnasium within a residential area. The business has the potential to attract more vehicles for deliveries and users of the gym into Wellhouse Lane which already has heavy traffic usage. Any extra traffic would, most probably, also cause safety and access problems for the properties by number 54.” – I would like to emphasize that the proposal is not a commercial scheme or application. The office and gym seen on the plans are not commercial facilities. The home gym being for the physical and mental wellbeing of the residents at 54 Wellhouse Lane, and the home office being for dedicated study space. They are designed exclusively for private use by the residents of the property at 54, Wellhouse Lane. This ensures that there will be no additional traffic or deliveries accessing the site beyond those already associated with the residents of the property. This

means that the proposal will not contribute to increased traffic on Wellhouse Lane, nor will it cause safety and access problems for other properties.

RESIDENTIAL AMENITY.

“The drawings suggest the proposals will have both visual and residential amenity impact on the existing neighbourhood.” – The proposed design carefully considers visual harmony of the neighborhood. The stone used on the proposed works will match the colour and texture of the existing house (54, Wellhouse Lane) and neighbouring properties, like 54A, Wellhouse Lane. This ensures that the. The detached garage will blend seamlessly into the surrounding context. The image attached below is an example of the stonework to be used on the proposed works, to match existing.

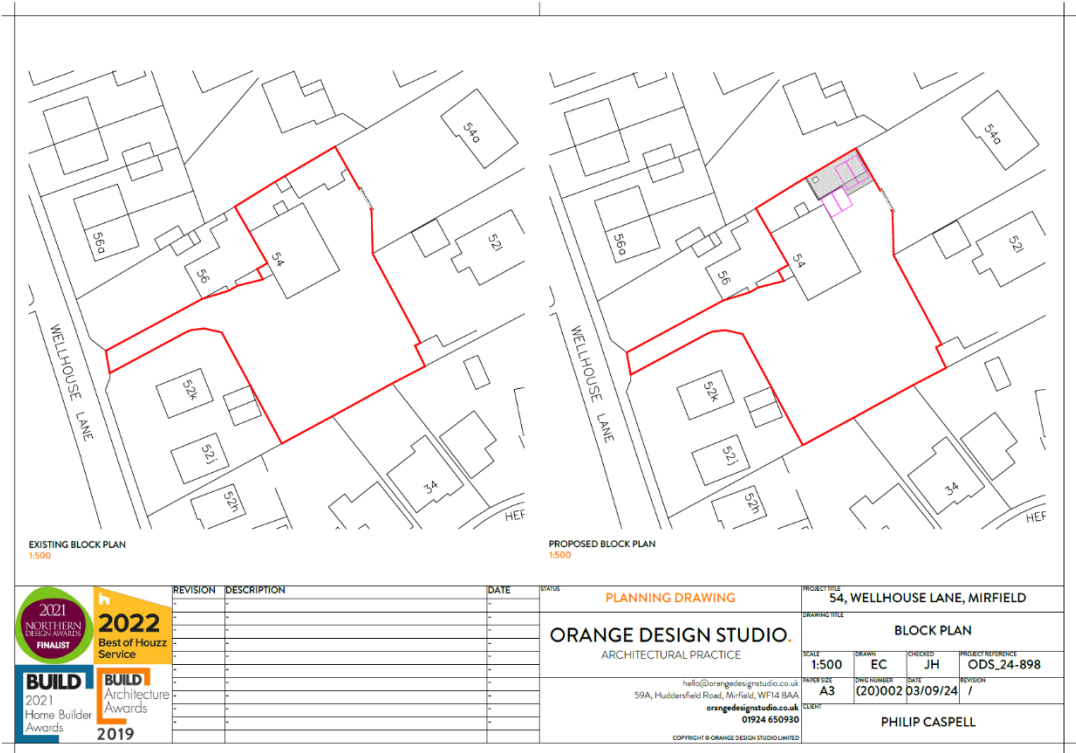


Stone match to existing.

ACCESS CONCERNS.

“The enlarged footprint at the North elevation brings the parking and access apron into direct conflict with the access drive to 54A Wellhouse Lane. This access is protected by a covenant stating that this area cannot be obstructed temporarily or permanently, which would occur when accessing the proposed garage. This is the reason that the existing garage door is NOT located closer to the east elevation. The drawing shows increased capacity for vehicles across the gateway of 54A.” – The proposed design ensures that access to 54A remains clear and unobstructed. The extension works remain well-away from the main access point into 54A, Wellhouse

Lane, which comes in the form of a gate, ensuring that the proposed works does not encroach upon or interfere with the neighbors access, therefore meaning they will remain unaffected. The updated block plan below demonstrates the distance between the proposed detached garage works and 54A, Wellhouse Lane main access point.



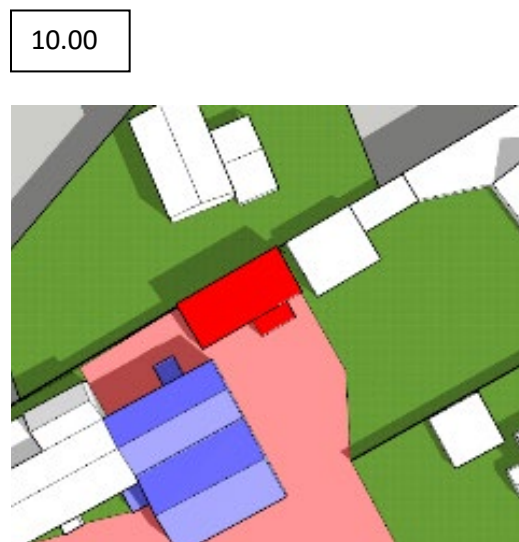
This drawing shows both existing and proposed, in relation to the gate to access at 54A, Wellhouse Lane. The block plan clearly illustrates the relationship between the existing and proposed buildings and the neighboring properties, addressing concerns raised by 54A, Wellhouse Lane regarding access. The plan shows the location of the neighbors gate and demonstrates that the proposed work does not encroach upon or impede access to this area.

All work be carried out within the domestic cartilage of the applicant’s plot.

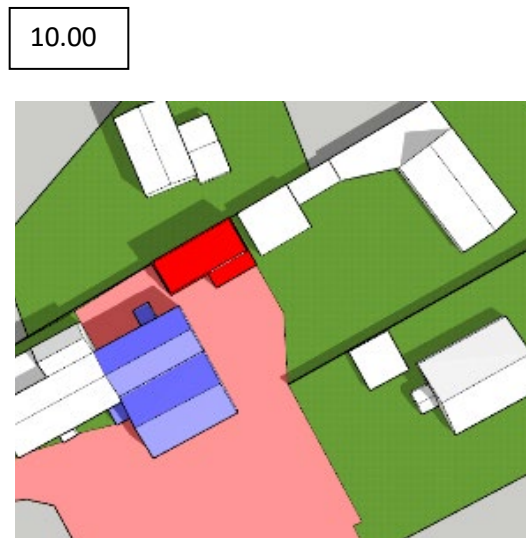
ROOF HEIGHT AND OVERSHADOWING CONCERNS.

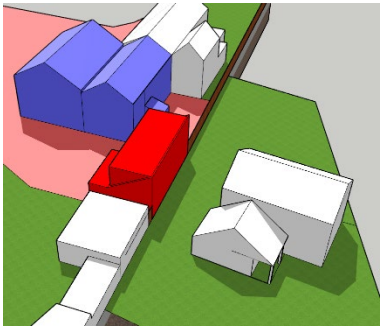
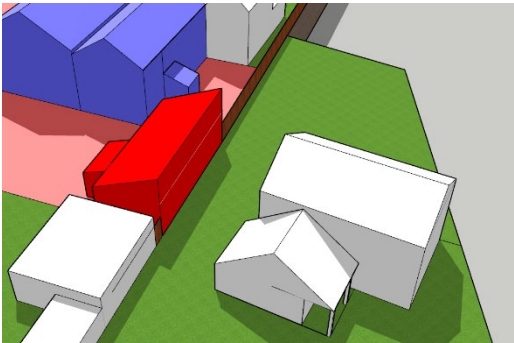
“My major concerns is the new height of this addition in the application of the plans submitted, as they do not specify any measurements and with misgivings do not address the over shadowing and light problems this new structure would create to immediate neighbor's at 6 Woodward Court, 54A Wellhouse Lane in the cul-de-sac with 54 Wellhouse Lane on this site and 56A Wellhouse Lane.” – Please refer to the shadow model below. This study compares the existing and the proposed, and it has been conducted to illustrate that the increase in roof height does not create a significant overshadowing issue or affect natural light on the neighbors at 6, Woodward Court, or 54A Wellhouse Lane. The distance between the detached garage block, combined with the thoughtful proposed roof height and form, to the neighboring properties is significantly enough to mitigate light and shadow overshadowing concerns.

Summer Solstice (Existing):



Summer Solstice (Proposed):

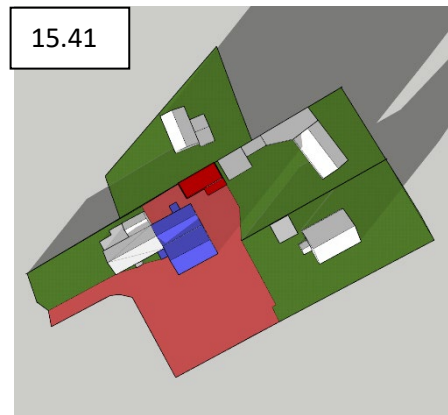
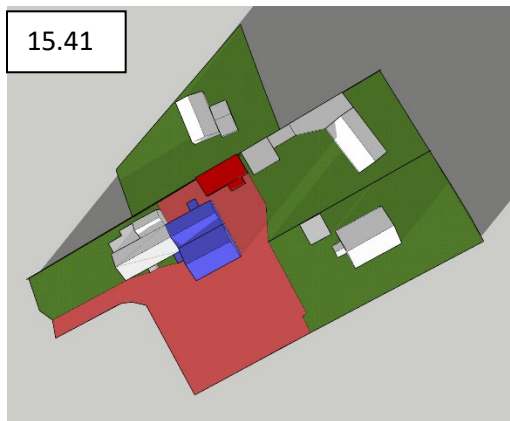




Winter Solstice (Existing):

Winter Solstice (Proposed):





These studies show the **MINIMAL** impact the proposed development has on the neighbors at 54, Wellhouse Lane.