

HOUSEHOLDER PLANNING APPLICATION

Demolition of stables and erection of garage outbuilding [within a Conservation Area)

33 WILSHAW ROAD, MELTHAM, HOLMFIRTH, HD9 4DZ

**PLANNING, DESIGN & ACCESS STATEMENT**

Prepared by Mr & Mrs Bennett

**Contents**

- 1.0 The Site**
- 2.0 The Proposal**
- 3.0 Background**
- 4.0 Design & Access**

## **1.0 The Site**

1.1 The proposed development is to take place to the rear elevation and garden area of No. 33 Wilshaw Road.

1.2 No. 33 Wilshaw Road is a stone-built detached two storey dwelling with substantial lawned garden areas to the front, side and rear. A tarmac area to the west of the dwelling, accessed from Gill Birks, provides vehicular access to a parking area.

1.3 The land slopes away in a southerly direction.

1.4 To the south of the site, to the opposite side of Wilshaw Road, is St Mary's Church. To the north east are two dwellings accessed via the lane of Gill Birks, which runs along the western boundary of the curtilage of No. 33 Wilshaw Road. There is a row of residential properties along Wilshaw Road to the west and to the east is No. 33A.

1.5 The wider surrounding area is open countryside.

## **2.0 The Proposal**

2.1 Full plans are provided.

2.2 This application involves the demolition of the existing timber stables (already carried out in accordance with the permission previously granted Ref: 2021/62/93636/W) and its replacement with an outbuilding that includes a small office office, as well as a single garage, which is sited so as to provide vehicular access from the existing driveway.

2.3 The volume of the outbuilding is consistent with the stables that have been demolished, as well as the outbuilding that was previously granted permission (Ref: 2021/62/93636/W).

### **3.0 Background**

3.1 There is a complex planning history associated with the site. However, the property is under new ownership and all of the outstanding issues previously raised were addressed during the conveyancing process.

3.2 The applicants secured planning permission for a detached home office to the north eastern corner of the dwelling whilst they were in the process of buying the property (2020/62/92284/W) which has been built.

3.3 The applicants secured planning permission for the demolition of stables and erection of out building with patio (2021/62/93636/W). These works have been commenced, with the stables having been demolished (leaving a concrete pad), but the outbuilding has not been built.

3.4 The applicants secured planning permission for the demolition of electric gate and drystone wall and erection of new drystone wall and electric gate, extension of tarmac driveway (within a Conservation Area) (2023/62/90467). These works have been completed in full.

### **4.0 Design**

#### **Use**

4.1 The proposed use of the outbuilding remains the same.

#### **Amount, Scale, Siting & Layout**

4.2 The scale of the proposed development has not materially changed. The proposal volume of the new garage building is 114m<sup>3</sup> – the volume of the stable that existed before on the site was 116m<sup>3</sup>. The volume of the previously approved outbuilding was 112m<sup>3</sup>.

4.3 The site, siting and layout has not substantially changed, albeit the position now offers improved access from the existing driveway.

#### **Appearance**

4.4 The garage is proposed to be constructed of a vertical larch Yorkshire board cladding system, fitted over an oak frame, with blue slates to match the existing house and outbuildings.

4.5 The proposed development has been carefully designed to complement the host dwelling and character and appearance of the location. We note that the stables previously located on the site were constructed from wood, and there are numerous wooden outbuildings in the local vicinity (including across Gill Birks road, less than 10m from the proposed development).

4.6 We are proposing to provide heating to the office via a log burner; a flue has not been included on the plans provided, but we understand this would not exceed the height of the ridge line of the building.

4.7 A picture of the stable which previously occupied the site is shown below for reference (prior to the change in driveway):



#### **Landscaping**

4.8 The area around the proposed garden room will be hard surfaced to create a patio with the remainder of the garden and land beyond unchanged.

#### **Access**

4.9 There will be no change to the access to the property as a result of the development.