



Lacuna Designs

**MH01-04**

# **Design & Access Statement**

101 Shillbank Lane, Mirfield, WF14 0QP

**Introduction**

# Proposed Double-Storey Extension at 101 Shillbank Lane, Mirfield, WF14 0QP

## 1. Introduction

This Design and Access Statement accompanies the planning application for a proposed double-storey rear extension at 101 Shillbank Lane, Mirfield, WF14 0QP. The property is a small corner terrace with a total floor area of 30 square metres, which currently provides inadequate living space for the occupants. The proposed extension will add 14 square metres to the property, significantly improving the living conditions by providing a larger living area downstairs and an additional bedroom upstairs.

The extension has been carefully designed to address previous concerns raised by the planning department in 2006, while also aligning with national and local planning policies, including the Kirklees Unitary Development Plan (UDP) and the Kirklees Supplementary Planning Document (SPD) for Extensions and Alterations.

## 2. Site Context and Existing Property

101 Shillbank Lane is a small corner terrace situated on an awkward corner, which limits the usable space within the property. The current layout comprises:

- **Ground Floor:** A combined kitchen and living area that is cramped and unsuitable for modern living.
- **First Floor:** A small bedroom and bathroom, which can only accommodate a small bed and offers inadequate storage space.

The property is significantly smaller than neighbouring homes, and the proposed extension will bring it closer in line with the scale and functionality of adjacent properties.

## 3. Proposed Development

The proposed double-storey rear extension will:

- Extend **3 metres** from the rear wall of the original house, in line with the extension at the neighbouring property (103 Shillbank Lane).
- Be set **500mm** from the common boundary, mirroring the neighbouring extension.
- Add **14 square metres** of floor space, providing:
  - A larger, more functional living area on the ground floor.
  - An additional bedroom on the first floor, addressing the current lack of adequate sleeping and storage space.
- Remove existing sheds to create an additional parking space, ensuring compliance with parking requirements.

The design has been carefully considered to minimise impact on neighbouring properties and the surrounding area, while significantly improving the living conditions for the occupants.

#### **4. Planning Policy Context**

##### **National Planning Policy Framework (NPPF)**

The proposed development aligns with the following key principles of the NPPF:

- **Paragraph 127:** Encourages high-quality design that reflects the local context and enhances the character of the area. The proposed extension replicates the design and scale of the neighbouring extension, ensuring consistency with the existing streetscape.
- **Paragraph 130:** Promotes development that is sympathetic to local character and improves the quality of the area. The extension is proportionate to the size of the original house and will not dominate the streetscape.
- **Paragraph 11:** Supports sustainable development that improves the economic, social, and environmental conditions of the area. The extension will significantly enhance the living conditions for the occupants, contributing to social sustainability.

##### **Kirklees Unitary Development Plan (UDP)**

The proposal complies with the following UDP policies:

- **Policy D2 (Design Quality):** The extension is designed to be proportionate to the size of the original house and will not result in a detrimental impact on residential or visual amenity. The design mirrors the neighbouring extension, ensuring consistency with the local character.
- **Policy BE14 (Residential Extensions):** The extension will not adversely affect the amenity of neighbouring properties in terms of overshadowing, loss of privacy, or outlook. The proposed 3-metre projection and 500mm boundary setback are consistent with the neighbouring extension, which has already been approved.

##### **Kirklees Supplementary Planning Document (SPD) for Extensions and Alterations**

The proposal is supported by the following SPD policies:

- **Paragraph 5.8:** The extension is proportionate to the size of the original house and garden. It projects 3 metres from the rear wall, in line with the SPD's guidance, and is set 500mm from the boundary, ensuring minimal impact on neighbouring properties.

- **Paragraph 5.9:** Larger extensions may be acceptable where neighbouring properties have already been extended. The proposed extension replicates the scale and design of the neighbouring extension, which has already been approved, and is therefore justified in this context.
- **Paragraph 5.10:** The removal of existing sheds will create an additional parking space, ensuring compliance with parking requirements.

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## 5. Impact on Neighbouring Properties

The proposed extension has been designed to minimise impact on neighbouring properties:

- **Overshadowing:** The extension will not result in significant overshadowing, as it is set back from the boundary and mirrors the scale of the neighbouring extension.
- **Loss of Privacy:** The design ensures that habitable room windows are not adversely affected, maintaining privacy for neighbouring properties.
- **Outlook:** The extension will not dominate the streetscape or negatively impact the outlook from neighbouring properties.

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## 6. Conclusion

The proposed double-storey extension at 101 Shillbank Lane is a carefully considered development that will significantly improve the living conditions for the occupants. The design is consistent with national and local planning policies, including the NPPF, Kirklees UDP, and SPD for Extensions and Alterations. By replicating the scale and design of the neighbouring extension, the proposal ensures consistency with the local character and addresses previous concerns raised by the planning department.

We respectfully request that the application be assessed favourably, as it represents a sustainable and proportionate development that will enhance the quality of life for the occupants while respecting the amenity of neighbouring properties.