

DESIGN and ACCESS STATEMENT

Shaley Grange, Fearnley Lane, Holmfirth, HD9 1UR

The application site property Shaley Grange is two-storey detached private dwellinghouse with a basement level garage, located on Fearnley Lane. The dwelling is set up and back from Fearnley Lane. The property was approved planning permission to be re-built in 2017, part of the application included a swimming pool to the rear elevation which is now not being built. The applicant's property has a large rear garden and generous plot. There are a number of outbuildings to neighbouring properties.

Ivy Cottage lies to the west of the site which is a Grade II listed building. Fields exist to the east and south. Residential development on Fearnley Court lies to the northeast. The site is within the Green Belt and lies in between the settlement of Wooldale and Totties.

The new property contributes positively to the surrounding area and its fair to say the proposed garden studio will not affect the nearby Listed Building.

Relevant Planning History

Non material amendment Swimming Pool 2018/NM/91764/W Approved

2017/62/93787/W Demolition of existing dwelling and erection of detached dwelling with subterranean swimming pool (amended description) Approved

2017/62/90424/W DEMOLITION OF EXISTING DWELLING AND ERECTION OF DETACHED DWELLING Approved

The proposal

The application is for a Proposed Garden Studio to the rear of the garden. The room will be ancillary to the main building and used as a garden room by the homeowner.



Design

The proposed garden room will be 6m in width and 6m in length with a maximum height of 2.5m from natural ground level. The roof will overhang to the side making the roof area 10m x 6m. The structure will have timber cedar cladding to external walls. There will be bi-folding doors in anthracite grey aluminium to the front elevation and side elevation along with an anthracite grey window to the rear, there are no windows to the side's southeast elevation. The roof will be very slightly slopping and solid with an EPDM finish. There will be an anthracite grey fascia to the roof line. The garden studio will be used as a 'garden room' by the homeowner, and the proposed will be completely ancillary to the main dwelling.

The proposed garden studio will be positioned to the rear southeast of garden, set away from the rear and side boundary. We believe due to the position of the proposed Garden Studio and the choice of materials this will have little or no effect on the surrounding area or host building or the significance of the nearby Listed Building. We also believe the proposed would not result in a significant impact on the existing landscaping.

The plot size is large enough to accommodate the proposed garden room without resulting in a cramped or overdeveloped site; and we feel the height, scale, form and design of the garden studio is in keeping with the scale and character of the original property and the sites wider setting and location within the area. There are other Garden rooms, Summerhouses and sheds within the area and nearby properties and this garden room does not adversely affect the character of the area or the host building itself. As the proposed Garden room does not appear disproportionate or to have an adverse impact on the host building or surrounding area, we believe this will have a neutral effect overall.

In this case we consider the proposed garden room is a modest size and a minor development in scope that the character of the original building will not be challenged or compromised. The effect will not be completely visible from the wider setting. On this basis we consider that the proposal accords with local and national policy. The proposal does not amount to a substantial alteration or extension which would adversely affect the character or appearance of the building or the surrounding area.

ACCESS

The floor of the Garden studio will be set slightly above the garden level and there will be a slight step up into the room, this has been allowed for within the maximum height. The external doors are set with a low threshold as to limit step over.

Green Belt

The original dwelling, which comprises the original building in the terms of the Framework, has been demolished and a new dwelling built. Within the application for the new dwelling was a large rear swimming pool and associated building, this is no longer being built.

The Framework places no specific threshold on any increase in size. In these circumstances considering whether there would be disproportionate enlargement must be a matter of judgement.

Due to the position and size of the proposed Garden Studio we feel the development would not result in an unduly sprawling appearance. The wider impact on the character of the countryside is limited due to the secluded nature of the site.

In these circumstances and taking account of the previous new build property and approved swimming pool, we consider that the proposed orangery would not result in disproportionate addition to the original dwelling. We therefore consider that the proposal would not comprise inappropriate development in the Green Belt.