

## **DESIGN STATEMENT**

### **Garden Room/ Store Outbuilding To Rear Of 93B Stocks Bank Road, Mirfield, WF14 9QB**

Pursuant to Condition 8 of planning approval 2019/62/90269/E, this application seeks written consent from the Planning Authority to erect a garden room/ store outbuilding in the rear garden of 93B Stocks Bank Road, Mirfield.

The reason permitted development rights were withdrawn from this site was to ensure that unsatisfactory extensions do not result in overdevelopment of the site and to avoid potential for harm to be caused to the amenities of the adjacent dwellings.

It is with this reason in mind that the proposal has been designed in such a way to mitigate the above concern.

We wish to erect a timber framed garden room/ store outbuilding with timber cladded sides, a flat roof and having upvc windows and door in the NW corner of the rear garden separate from the existing dwelling

As it is an outbuilding built for purposes incidental to the enjoyment of the house, it has been designed to comply with the requirements of Class E Of The Town And Country Permitted Development Order ,as if these rights had not been withdrawn as conditioned in the above approval.

The structure will be positioned within 2m of the NW and SE site boundaries and as such will have a maximum height of 2.5m above the existing lower terrace level pursuant to (e)ii of the "Permitted Development Rights For Householders Technical Guidance 2019".

There is already an existing 2.5m high conifer hedge on the SE boundary with 1 Ford Drive which is being maintained in accordance with condition 9 of the above approval, adjacent to which the proposed outbuilding will be positioned (see elevation dwgs submitted with this application).

As such the maximum 2.5m high elevation facing 1 Ford Drive will be completely screened by the 2.5m high boundary hedge, resulting in no overshadowing or loss of privacy to 1 Ford Drive.

The NW elevation of the proposed outbuilding will be substantially screened by the existing wall/ fence on the boundary with Ford Drive. (see elevation dwgs and perspective submitted with this application).

Condition E.1(b) of " Permitted Development Rights For Householders technical Guidance 2019 " allows for a maximum of no more than 50% of curtilage to be covered after subtracting the dwelling footprint area.

The proposed structure will have a footprint that only covers 10% of the allowable curtilage and would therefore comfortably comply with the above condition.

In conclusion, the proposed outbuilding has been designed to be in accordance with the restrictions set out in Class E of the " Permitted Development Rights For Householders Technical Guidance 2019", which are inherently draughted to preclude overdevelopment and minimise overbearing and loss of privacy. Further additional measures have been taken to position the proposed structure within the curtilage such that it will be screened completely or substantially, depending on elevation, in order to minimise the impact to the enjoyment of surrounding properties.