

ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

SUPPORTING DOCUMENT.

17, SHILLBANK LANE, MIRFIELD, WF14 0QA, UNITED KINGDOM.

INTRODUCTION

This supporting statement accompanies the planning application at 17, Shillbank Lane, Mirfield, for the proposed development of a roof lift and formation of a rear pitched roof dormer, erection of front porch, with associated internal and external alterations. The purpose of this document is to provide context to the proposal, outlining how it has evolved in response to previous planning refusals and demonstrates that the revised scheme now respects both the character of the host dwelling and the amenity of the neighbouring properties.

PROPOSED DEVELOPMENT.

The proposed development sees a roof lift, formation of a rear pitched dormer, erection of front porch, with associated internal and external alterations.

PLANNING HISTORY.

The site has previously benefited from a single storey rear extension. Planning Reference: 2024/HHPD/90762/E. A subsequent application, reference: 2024/62/93473/E, was refused due to concerns relating to the design and scale of a proposed first floor rear extension in combination with a roof lift and dormer. The Local Authority deemed this to be an incongruous feature, out of keeping with the host dwelling and wider street scene. Concerns regarding an overbearing impact, oppression and overshadowing to neighboring properties were also raised in the decision notice. In direct response to this, the current application omits the first-floor rear extension entirely. The revised proposal now solely seeks a modest roof lift and a rear pitched roof dormer, set within the rear roofscape and not visible from the street scene on Shillbank Lane.

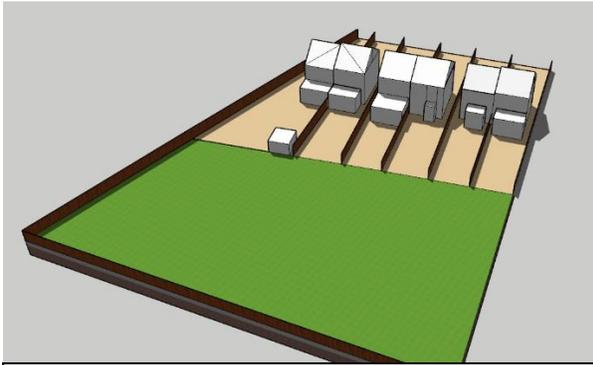
DESIGN AND CHARACTER.

The proposed roof lift is modest in height and proportionate to the scale of the existing dwelling. It facilitates the formation of a single rear-facing pitched roof dormer. The dormer is located entirely on the rear roof slope, hidden from the public highway and street scene on Shillbank Lane. The materials used will be in keeping with the existing property, ensuring visual cohesion. The scale of the dormer has been reduced in comparison to the previous proposal, and it remains subservient to the main roof, in line with local guidance. The revised design approach ensures that the integrity of the host dwelling is preserved, while also respecting the neighbours.

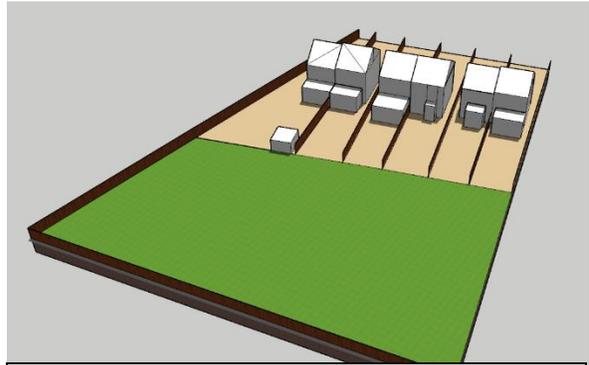
NEIGHBOUR AMENITY.

One of the key concerns in the previously refused application was the oppressive and overbearing impact of the first-floor rear extension on neighbouring properties, along with potential overshadowing. By removing the first-floor extension and retaining only the roof lift and dormer, the new proposal eliminates significant increase in bulk or projection at the rear that would affect adjacent properties, and ensures that the new roof form maintains an acceptable separation from neighbours windows and gardens, and does not result in a loss of light or outlook, with overshadowing concerns now fully addressed. It is our view that this proposal has now been significantly and sensitively revised to fully overcome the previously stated amenity concerns. Please refer to the shadow model below.

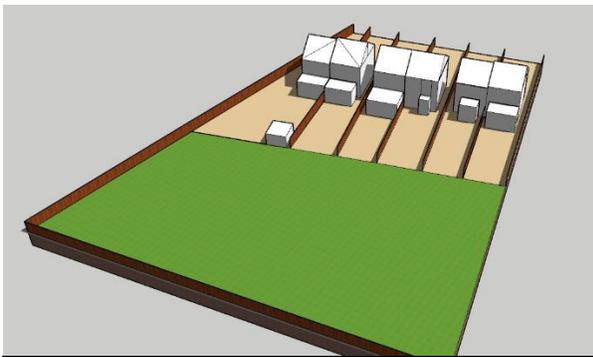
This study compares the existing and proposed and summer and winter solstice., and it has been conducted to illustrate that the increase in roof height does not create a significant overshadowing issue or affect natural light on the neighbours at 15 Shillbank Lane.



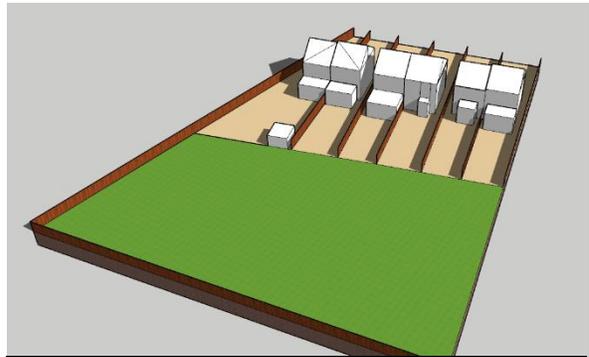
Existing - 10.00.



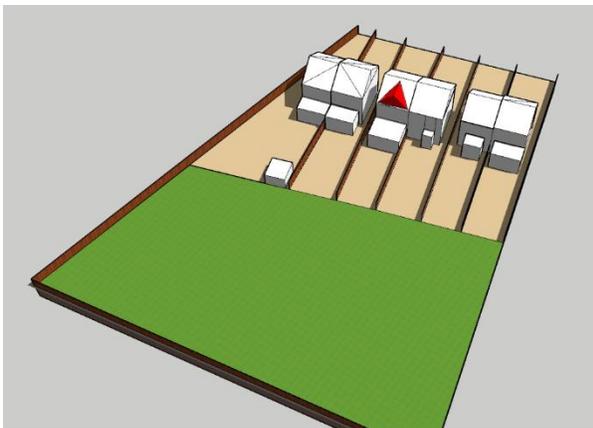
Existing - 12.00.



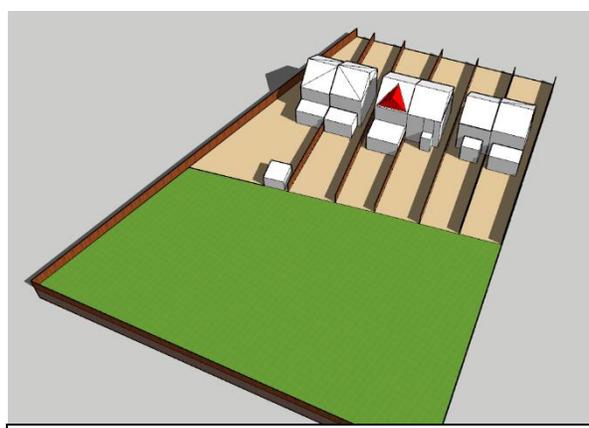
Existing - 14.00.



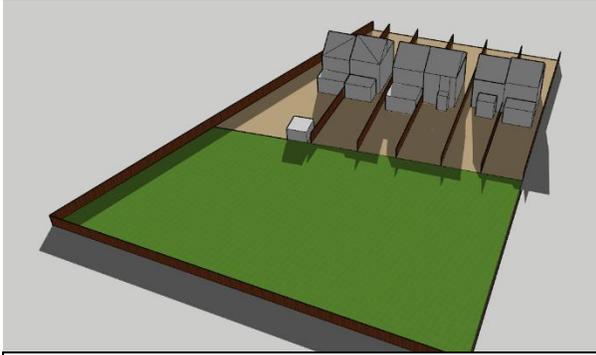
Existing - Summer Solstice - 15.41.



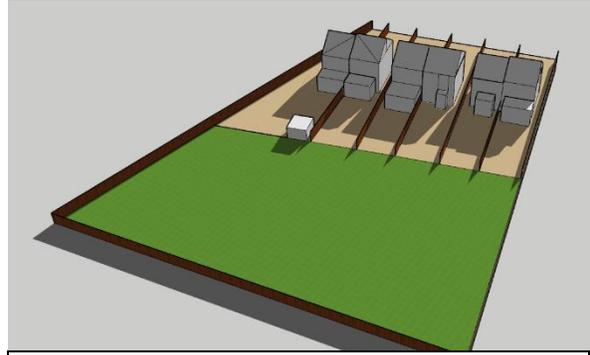
Proposed - 14.00.



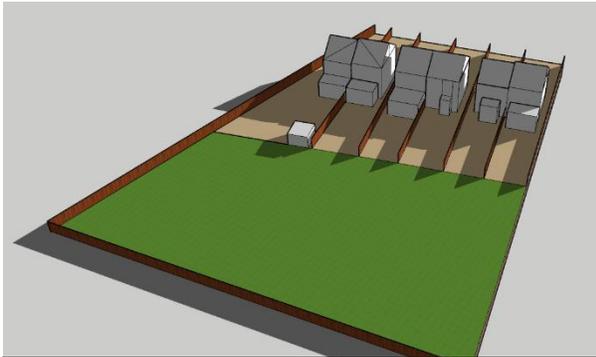
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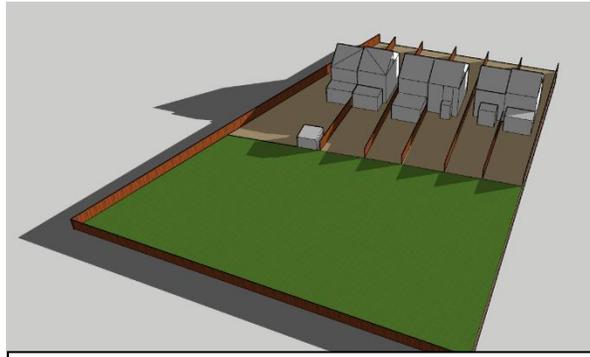
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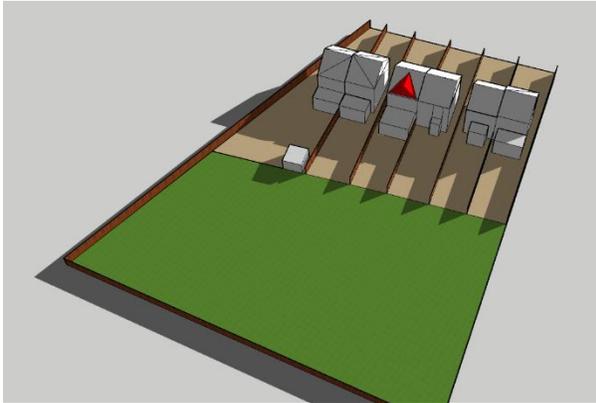
Existing - 12.00.



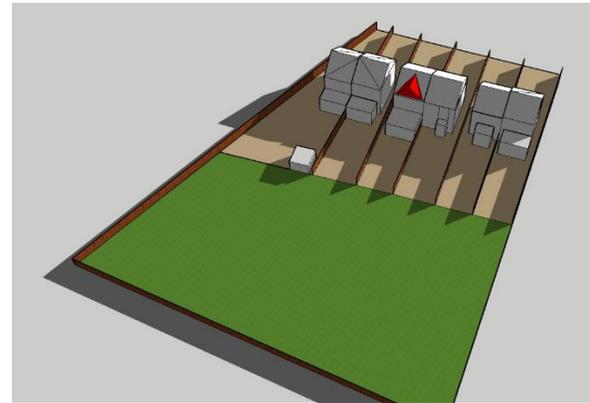
Existing - 14.00.



Existing - Winter Solstice - 15.02.



Proposed - 14.00.



Proposed - Winter Solstice - 14.00.

CONCLUSION.

This revised application presents a thoughtful and proportionate development that responds directly to previous concerns. The design is respectful of the existing character of the building and surrounding area, and importantly, avoids any harmful impact on neighbouring amenity. We therefore respectfully request that the Council supports this application and recognizes the efforts made to revise and improve the proposal in line with planning policy and previous feedback.