

# ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE.

## SUPPORTING STATEMENT.

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

## INTRODUCTION.

This supporting statement supports the prior approval application for a single storey rear extension to the semi-detached dwelling at 7, Shillbank Lane, Mirfield, WF14 0QA. The application was previously refused due to a concern that the proposed extension would extend beyond a wall forming the side elevation of the original dwellinghouse and exceed half the width of the original dwelling. This statement aims to clarify the situation and demonstrate that the proposal should be supported, in line with similar developments in the locality.

## EXISTING.

The existing property is a semi-detached dwelling located on Shillbank Lane, Mirfield, constructed out of red brick and pebble dash.

## PROPOSED DEVELOPMENT.

The proposed development sees the erection of a single storey rear extension. The extension projects 4 meters beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 3 meters, the height of the eaves of the extension is 3 meters. The extension will be built in red brick to match that of the existing house. The design and scale of the proposed works are in keeping with the character of the host property.

## EXISTING EXTENSIONS.

The property has already undergone two rear extensions: a conservatory and a red brick extension. The red brick extension, which accommodates a kitchen, is visually distinguishable from the original house due to differences in brick tone and construction method. Unlike the varied red tones of the original house brickwork, the extension uses uniform red brick, suggesting it was built at a different time. Furthermore, there is visible evidence on-site that original brickwork was removed to adjoin the extension to the main dwelling, indicating it is not part of the original construction. A clear 300mm nib is also visible between the extension and the main house, further supporting our view that the extension was a later addition to the original 1930's house. We believe the previous refusal may have resulted from a misinterpretation of this extension as part of the original dwelling. However, the wall to which the proposed extension relates is the original rear wall of the house. The proposed development would extend 4 metres beyond this original rear elevation.



Figure 1 - Brick Difference.



Figure 2 - 300mm Nib.

## PROPERTY DEEDS.

To clarify the historical extent of the dwellinghouse, we have obtained the original property deeds. These clearly identify the original layout and confirm that the red brick extension and conservatory were not part of the initial build. The deeds support our understanding of the property's footprint and provide documentary evidence that the proposed extension is measured from the correct original rear wall of the dwellinghouse. This evidence, when considered alongside the physical characteristics on site, reinforces our position and initial thoughts.

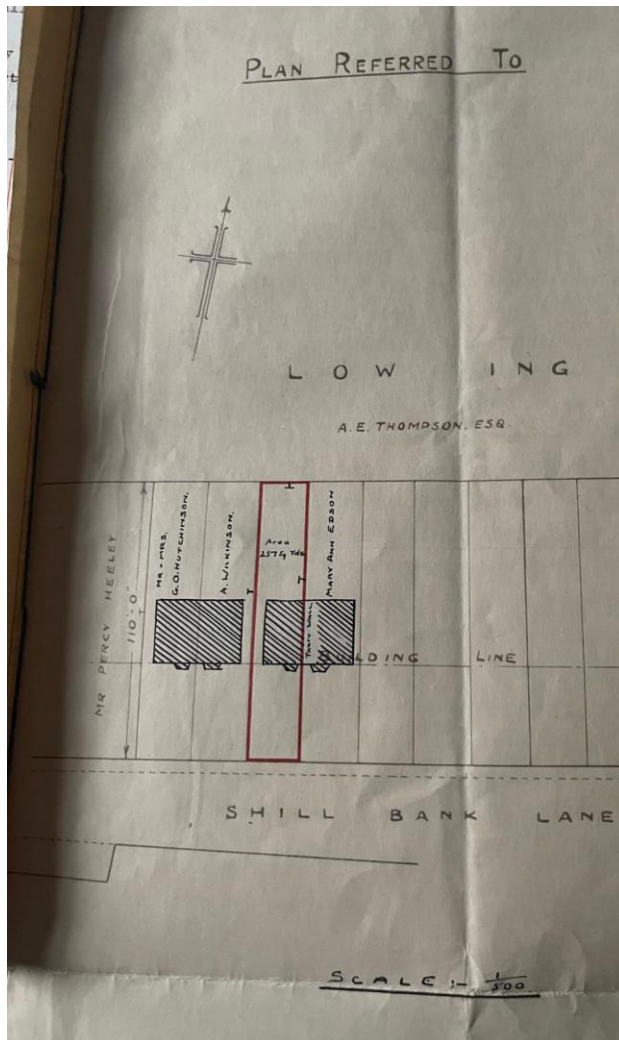


Figure 3 - Deed Plan.

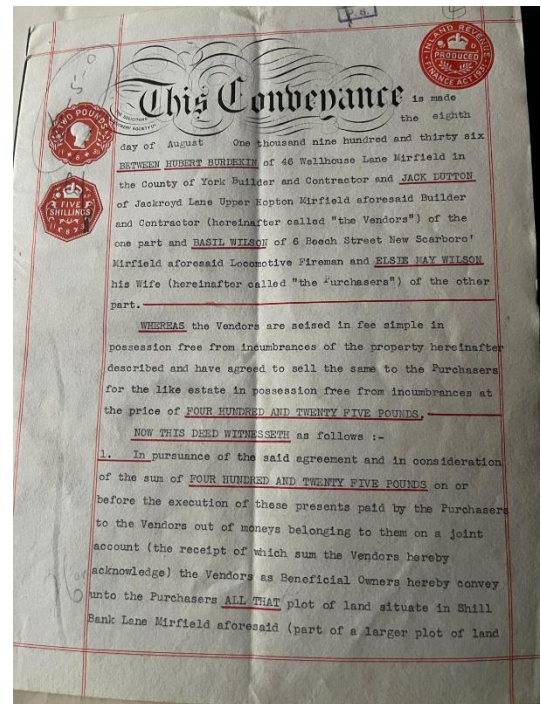


Figure 4 - Original Deed.

## HISTORIC MAPS AND PROPERTY TIMELINE.

Mid 1930's - The property is assumed to be built in the mid 1930's, in line with the original deeds and deed plans provided as documentary evidence.

1936 – It is noted a conveyance took place in 1936.

1938 – Historic Maps provided further evidence of a map, drawn up in 1938, which shows the houses on Shillbank Lane, including 7, Shillbank Lane, and the surrounding Northorpe area. This map clearly shows that, as of 1938, the rear elevation of the dwellings, including number 7, was a straight line, with no rear projections or additions to the property. Please see this map attached below.

1945 – Defined as the original date in the General Permitted Development Order (GPDO).

1948 – Historic Maps provided further evidence of a map, drawn up in 1948, which shows the houses on Shillbank Lane, including 7, Shillbank Lane, and the surrounding Northorpe area. This map clearly shows that, as of 1948, which is after 1945 (defined as the original date in the GPDO), the properties remained as the original footprint, maintaining a straight line on the rear projection. Please see this map attached below.

1955 – Historic maps show the appearance of the rear projection. With the 1948 historic map not showing this rear projection, but the 1955 historic map showing the rear projection, this indicates that the rear projection element was added onto the original house at some point between 1948 and 1955. This further supports our view that the rear projection in discussion is an extension to the original house, and that the rear wall of this rear projection cannot be considered the original rear wall of the dwellinghouse. Please see this map attached below.

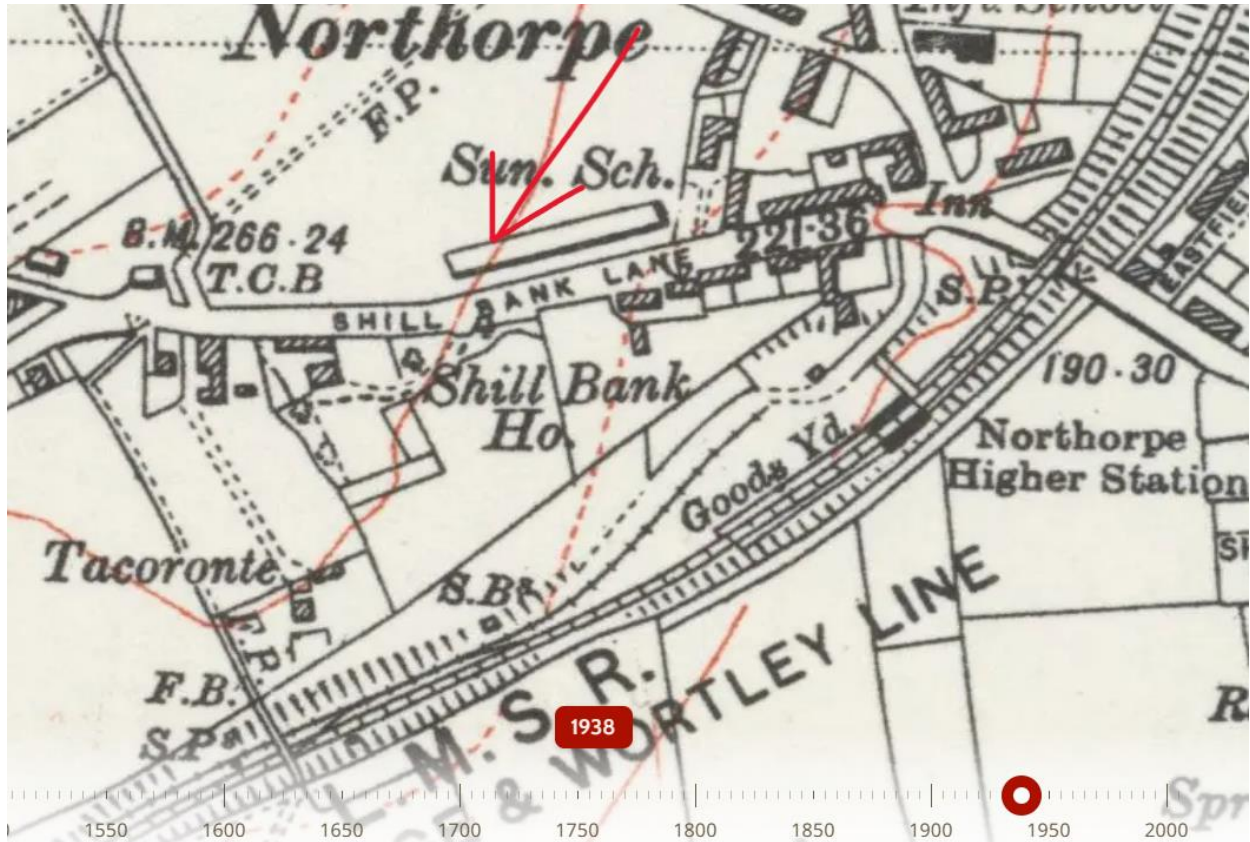


Figure 5 – 1938 Historic Map – Arrow indicates approximate location.

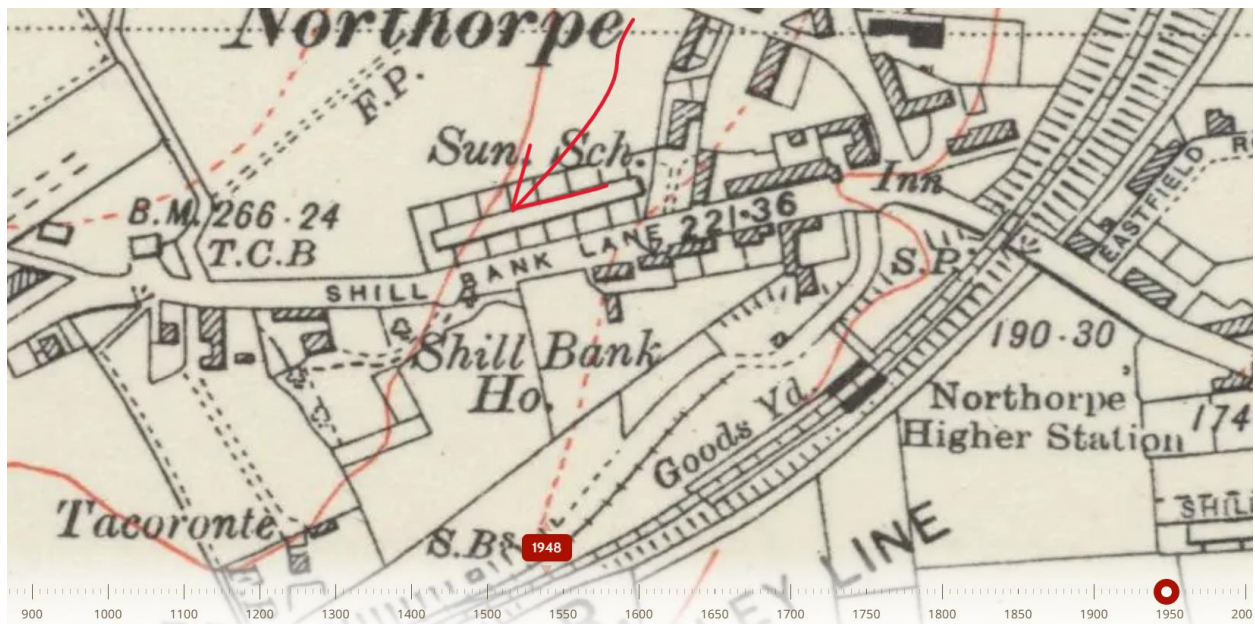


Figure 6 - 1948 Historic Map – Arrow indicates approximate location.

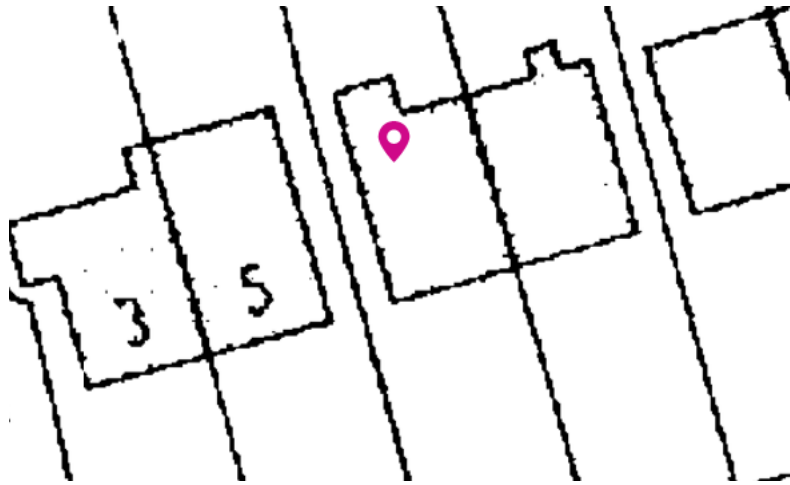


Figure 7 - 1955 Historic Map - Arrow indicates approximate location.

## PRECEDENT ON STREET.

We would also like to draw attention to a recent approval for a comparable rear extension at 17 Shillbank Lane (Planning Reference: 2024/90762). This involved a 4-metre rear extension to a similar semi-detached property on the same street. The approval of that application demonstrates the local planning authority's acceptance of this scale and type of development within this setting, and we believe the current proposal should be treated consistently in line with this precedent.

## CONCLUSION.

In light of the clarification provided regarding the original rear wall — supported by both site evidence and historical information, we respectfully request that this revised prior approval application be supported. The proposed development is modest in scale, and appropriate within its context.