



## **DESIGN AND ACCESS STATEMENT**

**Planning application for the erection of a single storey garden room to land at rear of 65 Huddersfield Road Shelley HD8 8HG.**

## **1. Introduction**

- 1.1 This Design and Access Statement has been prepared in support of a full planning application submitted by Mr Russell Napier for the erection of a single storey garden room to the south boundary of land at the rear of 65 Huddersfield Road Shelley.
- 1.2 This application is retrospective and gives full details of the structure as built.

## **2. Site and Surroundings**

- 2.1 This application relates to a paddock located on the north and east side of 65 Huddersfield road.
- 2.2 The application site is not located within a conservation area. There is one tree to the northern boundary within the site. There are numerous conifers approximately 7m tall to the south boundary directly behind the building which obscure its view from adjacent residential dwellings on Huddersfield Road.
- 2.3 The surrounding area to the north and east are open fields, the southern boundary is residential to the west side and agricultural buildings directly behind the building.

## **3 The Proposal**

- 3.1 The proposal is for the erection of a single storey garden room building.
- 3.2 **Use:-** The building is to provide ancillary accommodation for the use of 65 Huddersfield Road occupants.

- 3.3 **Amount:-** The application is for the erection of 1 new garden room building. It is considered that this size of development is appropriate when considered with the density of the surrounding dwellings.
- 3.4 **Layout:-** The site is simply laid out with a single building located to the South boundary at the rear of the dwelling house notional boundary.
- 3.5 **Scale:-** The development is single storey.
- 3.6 **Landscaping:-** The existing southern boundary dry stone walling is to be retained and maintained at its present height. A perimeter access path 2m wide is present to the west north and east sides comprising a concrete walkway with stone filled gabion baskets to the perimeter acting as the retaining wall to the levelled building plinth due to the east west site slope. The remainder of the plot is retained grassland. No other made pathways are proposed.
- 3.7 **Appearance:-** The property is a bespoke building comprising anthracite coloured roof cladding, fascia's, window and doors. The walling is natural self-colored horizontal shiplap boarding.

#### **4 Mining Consideration**

- 4.1 **Mining:-**The site is identified on the Mining Remediation Authority Map Viewer as being within a development high risk area with an Adit entry point in close proximity to the north side of 65 Huddersfield Road. A previous onsite survey concluded that no such entries were actually present on site.
- 4.2 **Foundations:-**The building is constructed on a raised level platform comprising stone filled Gabion baskets forming an external retaining wall with a Mot type 1 hardcore material well consolidated sub base to a concrete slab. The leveling plinth is required due to the east west slope of the site. The gabion baskets are fully above ground level at the western end of the plinth and 60% dug in towards the eastern end, at no time during the excavation were any unusual ground conditions exposed.



Galaxy A34 5G





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