Design and Access Statement.

Rear extension to The Little Lock, Marsden Lane,
Marsden HD7 6AF.

October 2026.

Design and Access Statement.

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1.0 Context.

This statement has been prepared to accompany a planning application for a rear extension to The Little Lock, Marsden Lane, Marsden HD7 6AF.

Permission was granted under application 2020/90523 to change the use of the former retail shop into a cafe which had restrictions on opening hours.

The premises was purchased by the current owner in June 2023 who has since made applications to change opening hours which have been granted, firstly on a temporary/trial bases and then permanent. The respective application numbers were 2023/93514 and 2024/92288.

The extension is required to provide more under cover seating for the establishment – refer to the applicant's supporting statement attached.

2.0 Amount, scale, appearance and layout .

The application is for a single storey rear extension.

The extension projects 3.0m from the rear elevation and the width is splayed which follows the site boundary and tapers from approximately 6.0m to 5.5m.

The height at eaves and abutment with the existing building are approximately 2.4m and 3.1m respectively.

The extension will have brick finish to the side elevations to match the existing and brick pillars with glazed door and screens between to the rear elevation.

The roof will be glazed.

3.0 Access .

Vehicular and pedestrian access to the site will remain as existing.

Appendix A

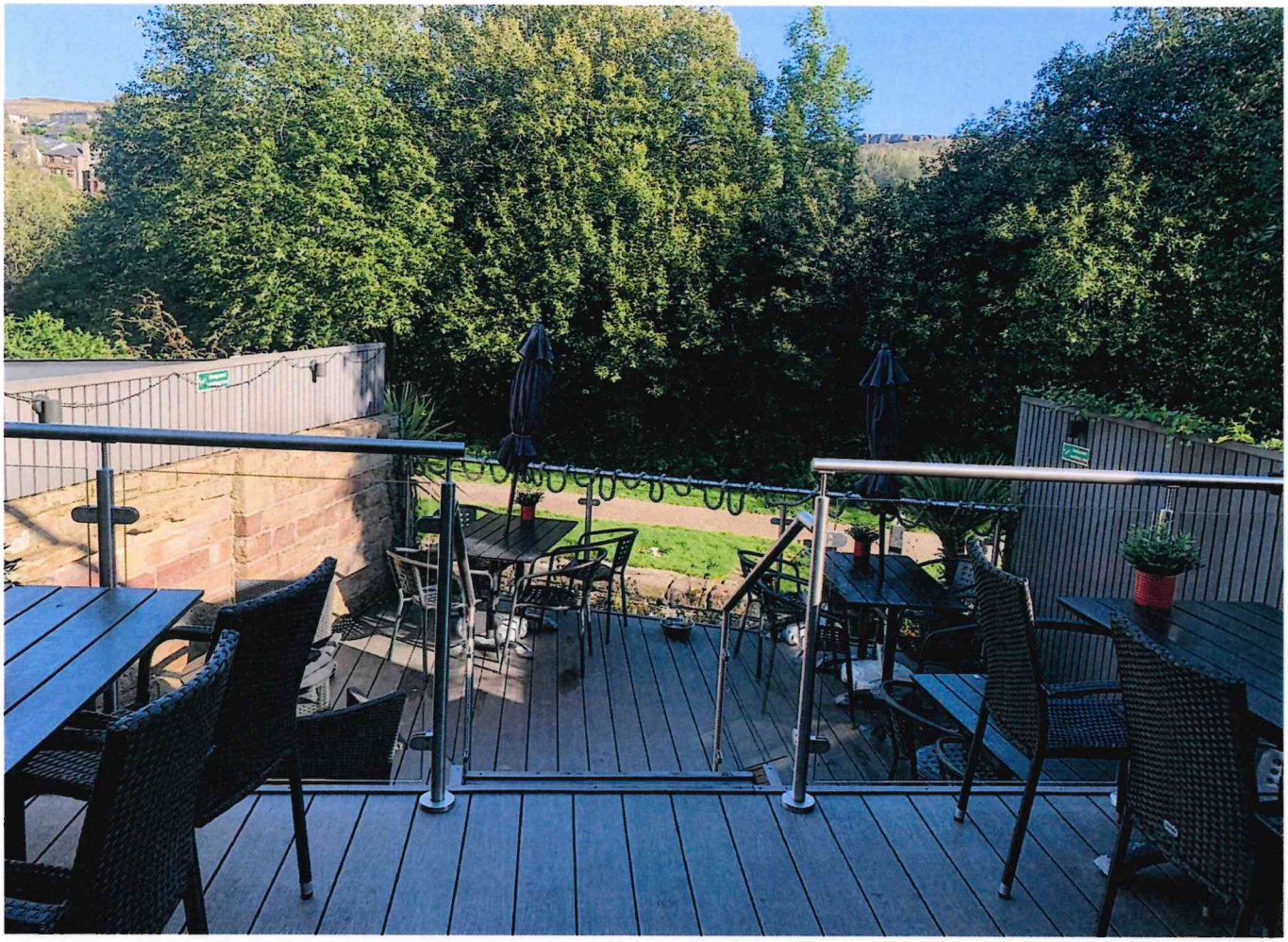
Photos.




Kirklees


38E
TLL







Appendix B

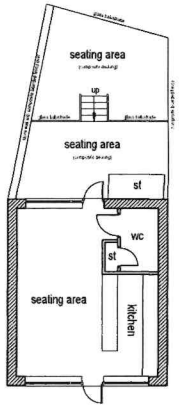
Drawings.

A1

Notes:
1. Setting out to be the responsibility of contractor.
2. Contractor to pay particular attention to pitch of roof and headroom at stairs.
3. Any discrepancies to be reported to Colne Valley Design.

0m	Scale 1:50	4m
0m	Scale 1:100	8m
0m	Scale 1:200	16m
0m	Scale 1:500	40m
0m	Scale 1:1250	100m

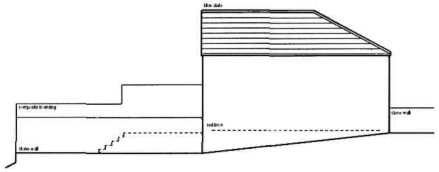
(When to scale of original plan bar = 8cm)



Existing ground floor layout (1:100)



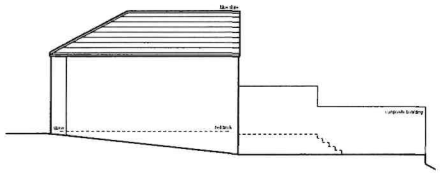
Existing front/north west facing elevation (1:100)



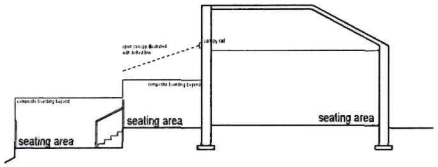
Existing side/north east facing elevation (1:100)



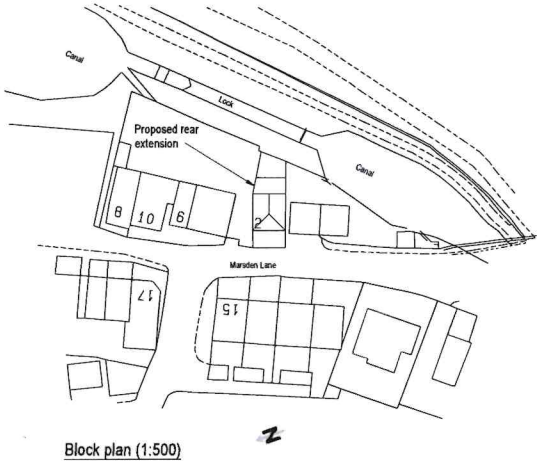
Existing rear/south east facing elevation (1:100)



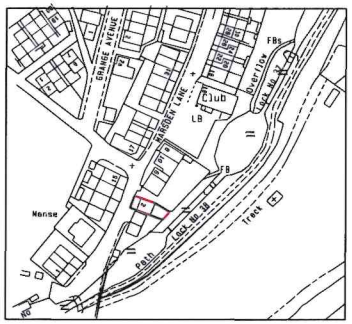
Existing side/south west facing elevation (1:100)



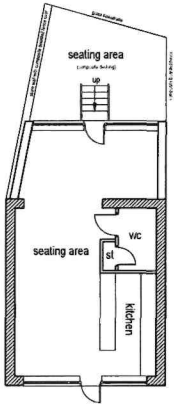
Existing cross section (1:100)



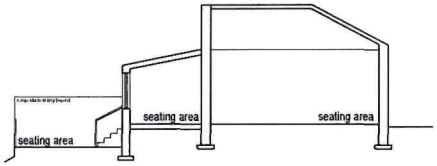
Block plan (1:500)



Location plan (1:1250) N



Proposed ground floor layout (1:100)

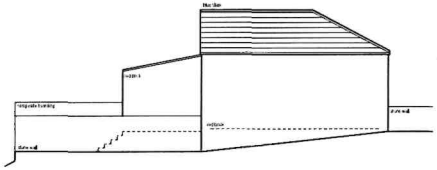


Proposed cross section (1:100)



Proposed front/north west facing elevation (1:100)

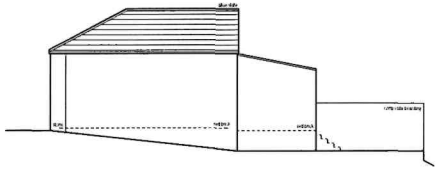
(No change)



Proposed side/north east facing elevation (1:100)



Proposed rear/south east facing elevation (1:100)



Proposed side/south west facing elevation (1:100)

Colne Valley Design
8 Meadow Lane
Slaithwaite
Huddersfield HD7 5EX

Tel: 01484 842097
Mobile: 07867 803312
E-mail: mitchell@sbhomes.co.uk

Proprietor: S.A. Mitchell

Project
Proposed rear extension.

For
The Little Lock.

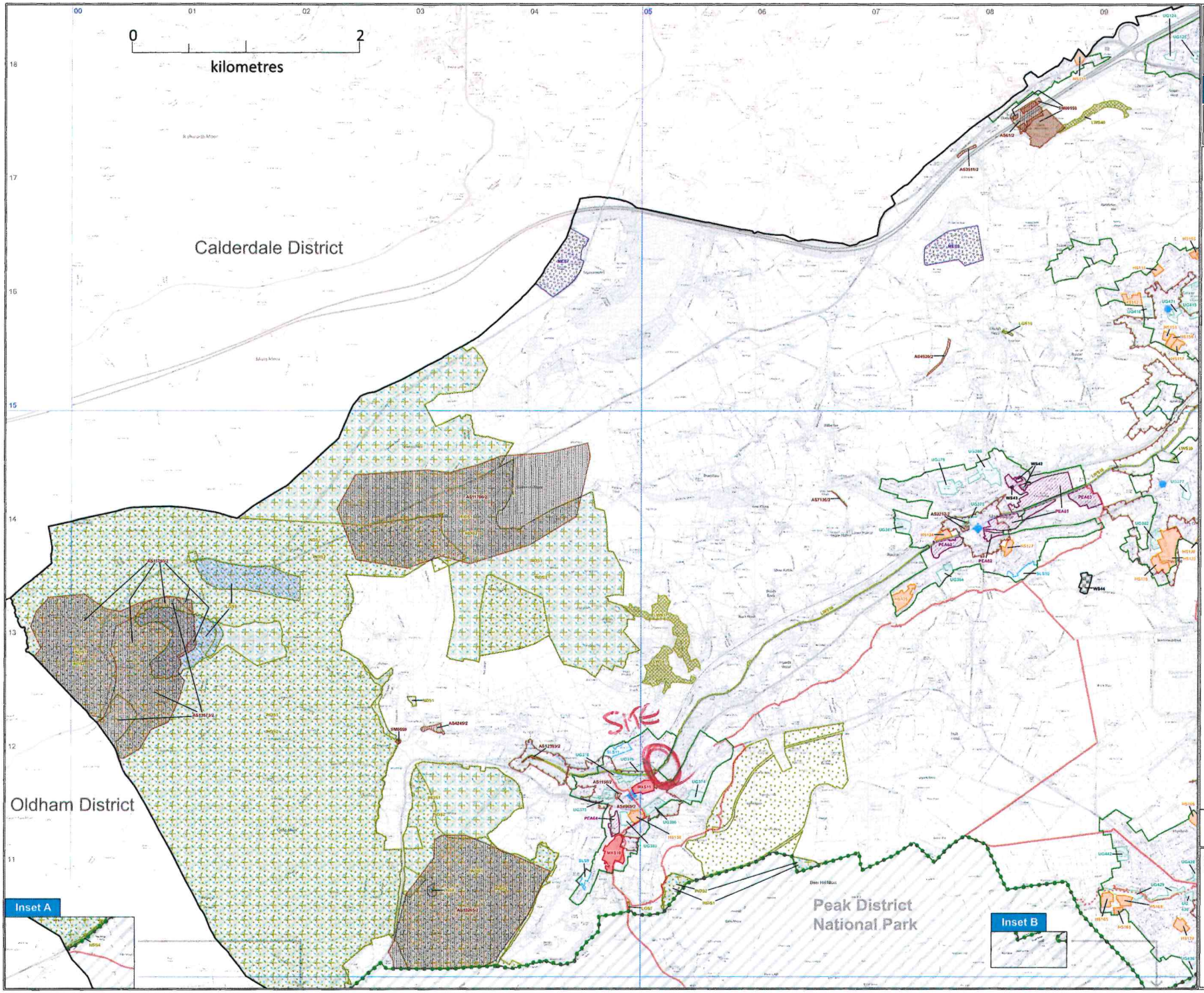
Address
2 Marsden lane
Marsden
HD7 6AF.

Title
Planning Drawing.

Job No.	Drawing number	Date
26 J 43.	01.	Sept 2026.

Appendix C

Extracts from Kirklees LDF map.



Kirklees COUNCIL

4

Kirklees (West)

Policies Map

Kirklees Local Plan - Adopted 27 February 2019

Green Belt and Green Space
- Green Belt
- Strategic Green Infrastructure Proposal (SGI)
- Urban Green Space (UG)
- Local Green Space (LocGS)

Housing, Employment & Other Significant Development
- Employment (ES)
- Priority Employment Areas (PEA)
- Housing (HS)
- Mixed Use (MXS)
- Land at Storthes Hall (MDGB)
- Gypsies And Travellers & Travelling Showpeople (GTTS)
- Safeguarded Land (SLS)

Heritage Assets
- Archaeological Sites (Class 2) (AS)
- Conservation Area
- Registered Battlefield (RB)
- Registered Parks and Gardens (RPG)
- Scheduled Monuments (SM)

Minerals & Waste
- Minerals Areas of Search (MAS)
- Minerals Extraction Sites (MES)
- Minerals Preferred Areas (MPA)
- Minerals Infrastructure (MIS)
- Waste Site (W)
- Waste Site (Safeguarded) (WS)

Natural Environment
- Peak District National Park
- Special Protection Area (INDS1)
- Special Area of Conservation (INDS2)
- Site of Special Scientific Interest (NDS)
- Local Wildlife Sites (LWS)
- Local Geological Sites (LGS)
- Dark Peak Nature Improvement Area

Shopping Centres
- Principal Town Centre
- Town Centre
- District Centre
- Local Centre

Transport
- Highways England Transport Scheme

Core Walking, Cycling and Riding Network
- Existing
- Proposed

Transport Scheme (TS)
- Junction improvement
- Committed transport improvement scheme route
- Mirfield to Dewsbury to Leeds & North Kirklees Growth Zone

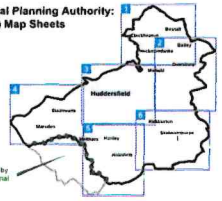
Site references relate to allocations and policies in: Kirklees Local Plan - Allocations & Designations and Strategy & Policies - Adopted 27 February 2019

N

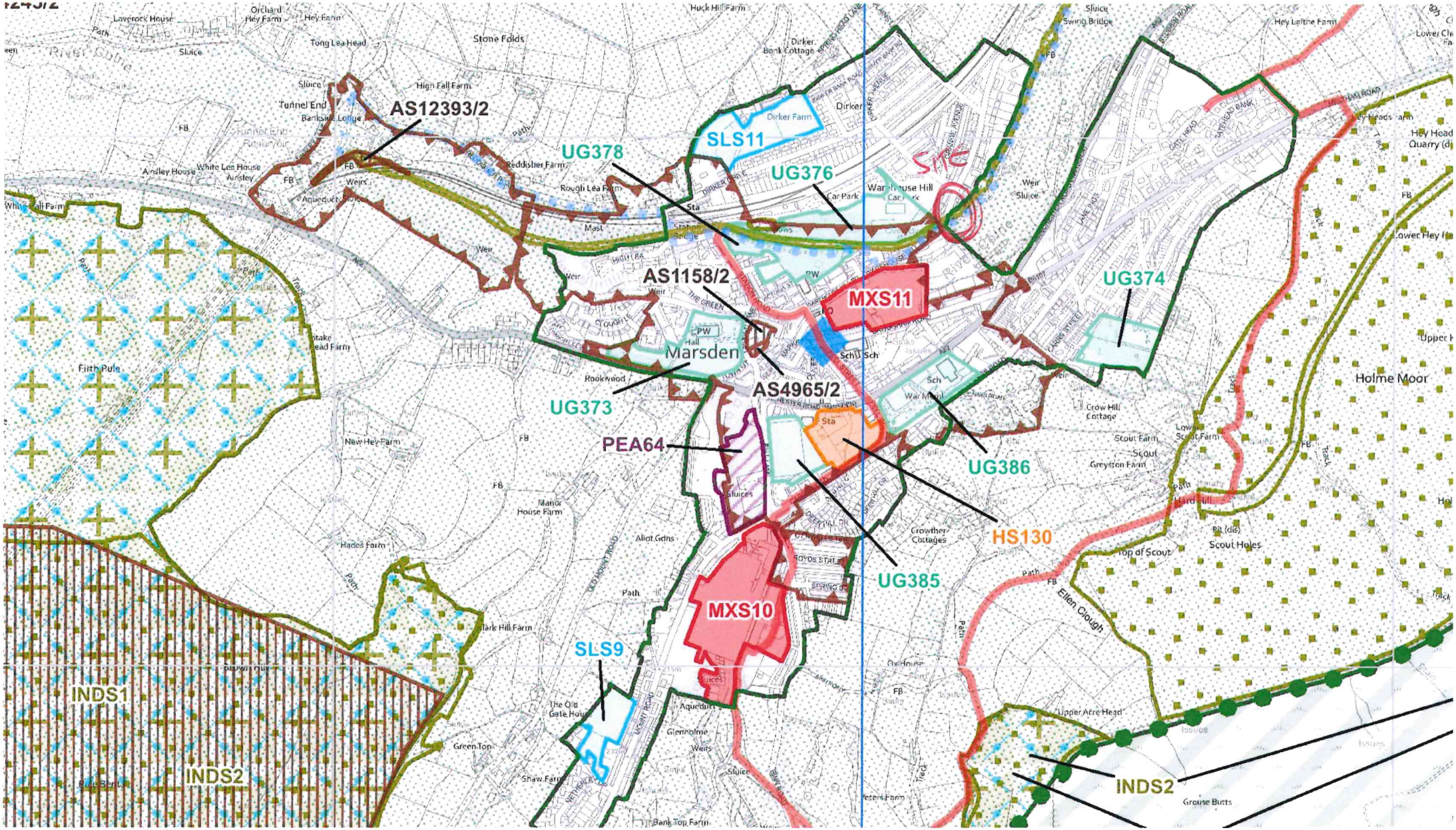
Map scale: 1:15,000 @ A1

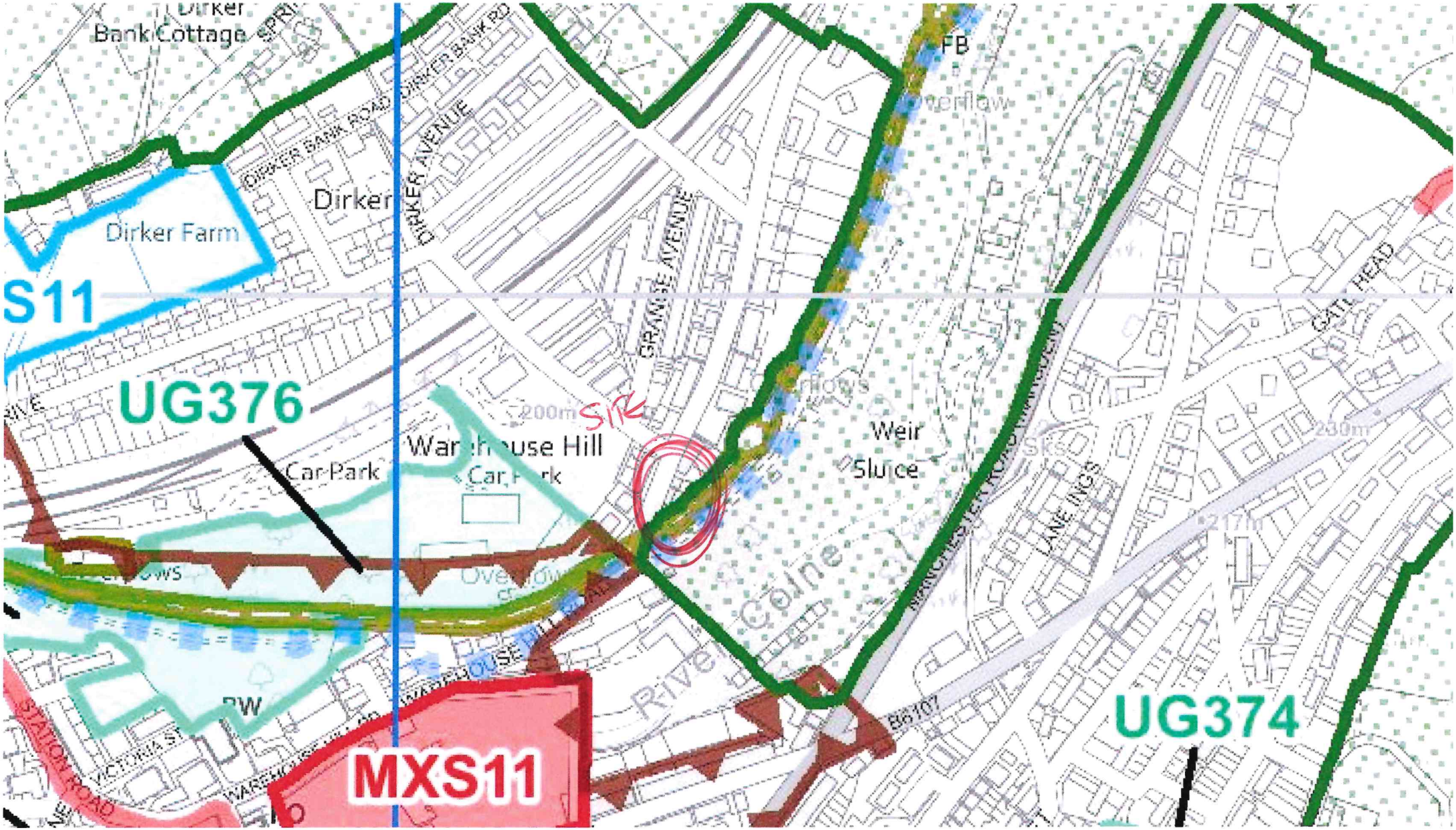
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Kirklees Local Planning Authority: Index to (A1) Map Sheets



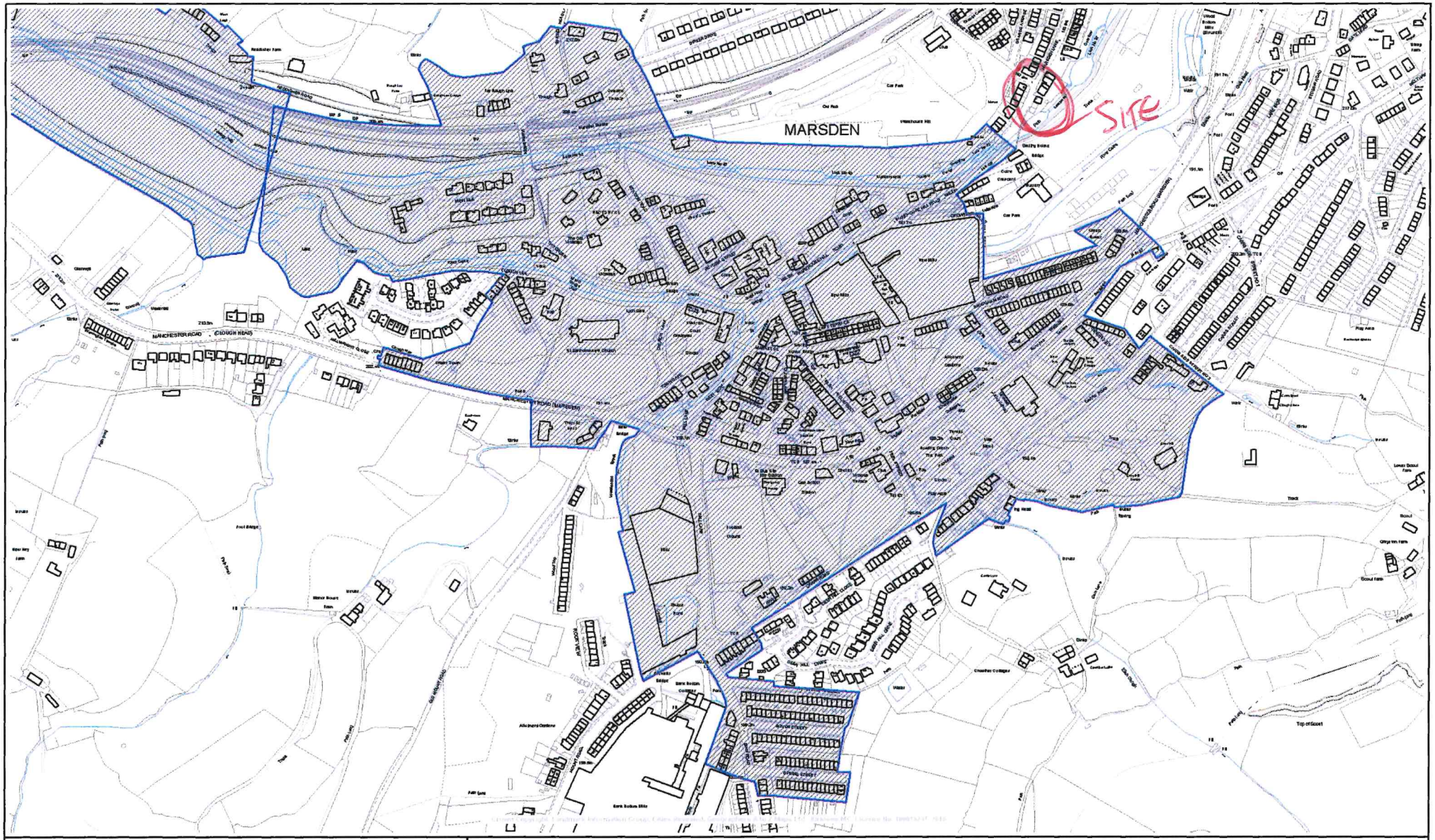
Area administered by Peak District National Park Authority


AS12393/2
SLS11
UG378
UG376
AS1158/2
MXS11
UG374
Marsden
AS4965/2
UG373
PEA64
UG386
HS130
UG385
MXS10
SLS9
INDS1
INDS2
INDS2
Holme Moor
Firth Pule
Dirker Farm
Reddisher Farm
Rough Lea Farm
Stone Folds
High Fall Farm
Tunnel End
Bankside Lodge
Ansley House
White Lea House
Ainsley
Orchard Hey Farm
Hey Farm
Tong Lea Head
Laverock House
Huck Hill Farm
Dirker Bank Cottage
Hey Lathe Farm
Sluice
Swing Bridge
River Colne
Weir
Sluice
Car Park
Warehouse Hill
Site
Mast
Sta
Hall
PW
Sch
War Memorial
Rookwood
New Hey Farm
Intake Head Farm
Manor House Farm
Hades Farm
Clark Hill Farm
Aliot Gdns
Crowther Cottages
Crow Hill Cottage
Scout Farm
Lower Scout Farm
Scout
Greyston Farm
Hard Hill
Scout Holes
Top of Scout
Ellen Clough
Upper Acre Head
Grouse Butts
Peters Farm
Bank Top Farm
Shaw Farm
Green Top
Glennolme
Aqueduct
The Old Gate House
Oak House
Peter Farm
Royds Stables
Spring
Old Mount Road
Mount Road
Methley Lane
Slaithwaite Road
Dirker Avenue
Dirker Lane
Cat Heads
Saltersbank
Lane Heads
Lower Hey Head
Upper Hey Head
Hey Heads Farm
Hey Head Quarry
Lower Hey Head
Upper Hey Head
Lower Cliffe Farm
Upper Cliffe Farm
Pit (dis)
Track
Path
FB
Issues
Aqueduct House


Dirker
Bank Cottage
DIRKER BANK ROAD
DIRKER AVENUE
Dirker
Dirker Farm
S11
UG376
GRANGE AVENUE
200m
SK
Warehouse Hill
Car Park
Car Park
Weir
Sluice
Rive
Calne
MANCHESTER ROAD
LANE INGS
GATE HEAD
230m
217m
B6107
UG374
MXS11
STATION ROAD
VICTORIA ST
WAREHOUSE HILL
PW
FB

Appendix D

Marsden conservation area plan.



Kirklees MC - Planning Service		
Scale 1/5500	Date 3/2/2010	N
OS Grid Ref of Centre = 404835 E 411534 N		

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Appendix E

Applicant's supporting statement.

Supporting statement from the applicant

The proposed extension is intended to help sustain the business and provide greater resilience throughout the year.

At present, poor weather significantly restricts the business's capacity, as the existing outdoor seating area cannot be reliably used all year-round. The proposed extension would allow the amount of internal seating be available throughout the year without increasing the overall capacity of the premises.

The business has been operating for just over three years. Following the granting of extended opening hours, until 9pm daily and 10pm on Saturdays, there have been no complaints relating to noise or disturbance. The requirement for no external access after 6:00pm has been strictly adhered to, and there have again been no complaints in relation to this arrangement. The business is run by myself and 5 additional employees. The lunchtime period sees the majority of customers visiting us. This is significantly reduced (by half some days) when the weather is poor and the service is restricted to inside only.

The proposed extension would also provide an additional sound-insulating barrier between the premises and the property next door. An improved sound insulation has previously been something the next-door neighbour would have welcomed.

Overall, the proposal is intended to provide a more sustainable, weather-resilient business while maintaining the existing overall capacity and improving the relationship between the premises and the neighbouring property.