

MARCHUP HEIGHTS, SILSDEN ROAD, ADDINGHAM, LS29 0LQ

SC8 ASSESSMENT



MAS DESIGN CONSULTANTS LTD.

SC8 STATEMENT, OCTOBER 2022

REF: M3735

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1. INTRODUCTION:

MAS Design Consultants have been instructed by Ms E Fawcett to apply for replacement of a dwelling house with 2 new dwellings on the same footprint.

2. SITE CONTEXT:

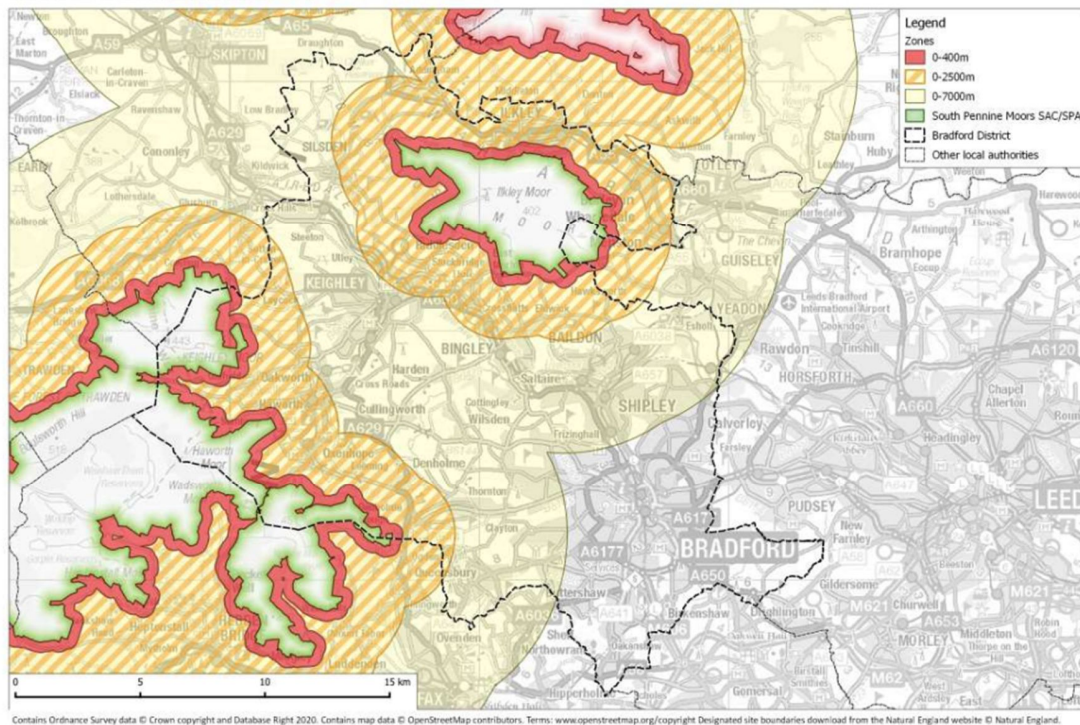
The site sits to the southern side of Silsden Road just outside Addingham and to the west of the A65.



Extract from Google earth.

The site is Zone B – 0km to 2.5km of the South Pennines Moors SPA.

Map 3: Combined SAC/SPA and buffer zones.



3. PROPOSAL:

Planning permission is sought for the demolition of the existing dwelling and attached stable block. Plus, the proposed construction of 2 no. new dwellings and a detached stable block to a better standard, in a more suitable location on the existing site. The proposed scheme positions the properties further back into the site, away from the public highway offering new private amenity space to each dwelling as well as increasing the level of safety to pedestrians and vehicles. The new stable block will be positioned much further back into an area within the applicants land ownership but much more suited to the equestrian activity that it is intended for.

The development has been designed to relate well to its surroundings given the scale and character of the areas adjacent properties.

Parking provision for up to two vehicles per dwelling is also proposed to accord with the parking SPD.

Bin storage can be accommodated within the site as can cycle storage.

The accompanying plans set out the scale, height and detailing of the proposal, where existing materials are to be reused to form the new dwellings.

4. IDENTIFYING SITES WITHIN 2.5KM THAT ARE FUNCTIONALLY LINKED TO THE SPA

We believe that the type of site can be eliminated from the list of supporting habitats as the site is a brownfield site and thus is identified in section 3.8 of the South Pennine Moors Supplementary Planning Document as generating no credible risk.