



**DESIGN SOLUTIONS  
ARCHITECTURAL CONSULTANCY**

**DESIGN, ACCESS AND  
HERITAGE STATEMENT**

**ERECTION OF FRONT PORCH**

**AT**

**KERRY HILL COTTAGE, SHEEPCOTE LANE, DARLEY HG3 2RP**

**For Mr J Andrews & Ms L Malby**

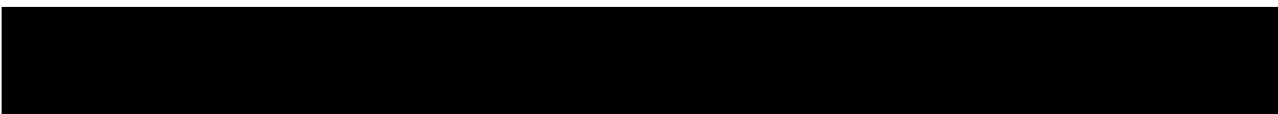
**May 2023**

**INTRODUCTION AND SITE ASSESSMENT**

The following statement is submitted in support of full planning application for a front porch at Kerry Hill Cottage, Sheepcote Lane, Darley HG3 2RP

The site is identified on the site location plan which accompanies the application, bounded by a solid red line. It is located on Sheepcote Lane which lies within the AONB for Nidderdale

The site is in domestic use, which will not change under this proposal.



**AMOUNT, LAYOUT & SCALE**

The application submitted relates to the erection of a front porch to the cottage built in Natural Stone with a slate roof to match the host property.



## **DESIGN & APPEARANCE**

The property is a semi-detached converted stone cottage and the new porch will take on a simple rectangular design with a lean too roof commonly found in the village of Darley. The fenestration will match the host dwelling.

## **LANDSCAPE**

The property does contain a number of mature trees to the front boundary but the proposals will not affect these

## **ACCESS**

Access to the property will remain from Sheepcote Lane

## **RELEVANT PLANNING POLICIES**

LPHP3: Local Distinctiveness

LPHP4: Residential Amenity

LPGSG: Nidderdale AONB

LPHS8: Extensions to dwellings