
PLANNING STATEMENT

INCORPORATING DESIGN & ACCESS STATEMENT

DETACHED GARDEN ROOM



**5 RABY PARK
WETHERBY
LS22 6SA**

THE SITE AND ITS SURROUNDINGS

THE PROPERTY

- No. 5 lies within the built-up area of Wetherby, a defined major settlement
- It comprises a two storey semi-detached Victorian villa (plus small basement), with stone elevations under a blue slate roof
- The building is identified as a positive building in the **Conservation Area Appraisal and Management Plan (CAAMP)**
- The property benefits from a generously-sized plot with vegetated boundaries enhancing its external amenity space
- The family house was sensitively extended over 10 years ago (Planning Application **11/05336/FU** refers)
- Plenty of off-road parking is provided for within the garage (one space plus cycle storage) and carport (two spaces)
- There is currently an area of decking in the Western part of the garden, as shown in the cover photo above

ITS SURROUNDINGS

- The vehicular driveway is from the East, off Quarry Hill Lane (a Bridleway too)
- It serves a number of other dwellings - most of these are a similar age to no. 5

- No. 6, to the West, is a detached house in much larger grounds and is accessed via the private road to the South known as Raby Park (connecting Quarry Hill Lane with the A661)
- There are a number of trees within its curtilage that are close to the mutual boundary and afford soft visual screening, along with the boundary hedge
- There is also a significant intervening distance between the two houses
- Due to the change in ground level, the houses here have an elevated outlook over the recreational space of Raby Park to the South
- To the North is a cycle route running along the old railway cutting which forms a green corridor / network
- Both of these areas are identified as green spaces by the Council
- The Site lies within the local Conservation Area (the Application is accompanied by a separate **Heritage Statement**)
- It falls within Flood Zone 1 and all flooding risks are classed as 'unlikely'

THE PROPOSAL

SITING

- A detached building is to be sited to the side of the house, where the decking currently is (this is to be removed in advance of the project)

USE

- The Garden Room is to be used as a home office

DIMENSIONS & PROFILE

- The proposed outbuilding is rectangular in shape and, with a depth of 4m and a width of 5m, has a footprint of just 20sqm
- In terms of its profile, it has a very shallow mono-pitch roof with a maximum height of 2.5m at the front
- An overhang is incorporated into the design - this will have a modest depth of 40cm

MAIN MATERIALS

- The principal elevation will be finished in timber cladding
- The other three elevations will be finished in dark metal profile sheeting
- Dark metal panels are to be used on the roof

FENESTRATION

- The glazing comprises a set of folding doors on the principal elevation facing the house and a full-height fixed window to the side / South
- The anthracite powder-coated aluminium frames will harmonise with the metal sheeting
- No rooflights are proposed

ADHERENCE WITH GUIDANCE & POLICY

- The proposed Garden Room is of a high quality design
- The general principles set out in the Council's **Householder Design Guide** in respect of outbuildings (**page 36**) have been taken into account and the proposal meets all the listed criteria:-
 - sited at the side of the property
 - sympathetically related to its context in terms of materials, style and proportions
 - will not have a significantly negative impact on neighbouring gardens or windows
 - allows sufficient private garden space at the property
 - can reasonably be considered to be ancillary to the main dwelling
- The home office supports and enhances the use of the main house, especially post-pandemic
- The floorspace is modest and will be proportionate to the family home
- The proposal does not affect the existing parking provision and won't generate additional traffic
- The outbuilding would not be readily visible from public vantage points due to its set back position and the mature vegetation in the area
- Its limited height and scale also avoids it appearing dominating to the neighbouring property, no. 6
- The addition would not raise any overlooking or overshadowing issues and so the living conditions of local residents would be safeguarded

- In a similar way to the decking, it has an appropriate relationship with the nearby trees - their health and longevity would not be adversely affected by the development
- The metal finish provides a low maintenance option for garden buildings such as this which will continue to look aesthetically pleasing in many years to come
- Its colour ties in with the slate roof on the main house and the darker elements on the top of the carport and extension
- It will also contrast well with the white render on the extension
- The use of timber cladding on the principal elevation respects the South wall of the carport and the verdant area in general
- Overall, the proposal adheres to the aims and objectives of **HDG1 and HDG2**

LOCAL POLICIES

- Taking all of the above into account, it is considered that the Application complies with the relevant Policies in the Core Strategy and those that have been 'saved' from the UDP
- **Policy P10** requires development to provide good design that is appropriate to its location, scale and function
- With direct reference to the Policy's listed criteria - it respects the character and quality of the surrounding buildings and the wider locality (criterion i), protects historic and natural assets (criterion ii) as well as the visual, residential and general amenity of the area (criterion iii)

- The outbuilding conserves the landscape, green spaces and networks in line with **Policies G9 and P12**
- In terms of saved Policies, the proposal also adheres to the requirements of **GP5 and BD6**
- In addition, there is no conflict with the overarching objectives of the **Wetherby Neighbourhood Plan** or the specific green corridor **Policy ENV3**

NATIONAL PLANNING POLICY FRAMEWORK- NPPF

- The aims of all these local Policies are reflected in the Government's 2023 NPPF, especially **paragraph 135** which ensures that developments are sympathetic to the character of the built environment