Mrs Kishwar Qureshi,
21 Hazel Grove,
Fixby,
Huddersfield.
HD2 2JP

Ref: Proposed single storey extension at 21 Hazel Grove, Fixby

This statement is prepared in support of the proposed householder planning application submitted for the above scheme.

21 Hazel Grove is a part brick built, part rendered semi-detached dwelling house at the head of a cul-de-sac to the West of Bradford Road close to the Bradley Road roundabout.
The property has been previously extended with a two storey side block and benefits from a rear conservatory opening onto a landscaped rear garden. There is a double prefabricated garage to the side, served by a long drive and the plot is defined with vertically boarded fencing. Close to the rear boundary of the site a new development offers an imposing stone rendered elevation which features a number of obscure glazed openings.
This application seeks to rationalize the ground floor layout to provide accommodation to meet the changing needs of the applicant's family, with an open plan kitchen/ dining space and additional guest bedroom.
The existing conservatory will be part taken down - the wall to the boundary retained to allow the retention of the existing hedge, built up overhand in brickwork - with a feature brick course at window head height with string and dentil detail and rendered blockwork above. The simple leanto roof form will be flashed into the existing rear wall with a blue slate roof covering and Velux style rooflights.
The existing utility/ bathroom area will be reconfigured to provide access to the new bedroom / bathroom.
The scale of the extension has been driven by the plot, neighbouring property and the internal space requirements. The existing footprint is 81sqm - including the conservatory to be removed - whilst the proposed dwelling has an area of 101sqm - an increase of 20% - but both are <27% of the area of the site (382sqm).
In terms of relevant local planning guidance, the proposed scheme will respect Built Environment policies - the works will be undertaken in materials to match existing - the new walls will be brickwork and the roof will be slate. The extension respects separation distances to the neighbouring properties and boundaries and although the rear projection is 4m, this is similar to the existing Conservatory.