

SUPPORTING STATEMENT

Location	Woodhouse, 13 Shelley Woodhouse Lane Shelley HD8 8NB
application	Removal of previous extensions/out building and erection of single storey side and rear extension
client/applicant	Mr & Mrs A Beastall
job number	16/343
date	June 2016

This statement is in support of the accompanying planning application and should be read in conjunction with the submitted plans.

In preparing this application we have specifically taken into account the previous extensions to the original property.

We are of the opinion that the proposal, when taking into account the removal of the plastic conservatory, circular, walk-in bay window along with the out building, the proposals are not as vast as they may initially appear. To this extent we have tabulated the proposed volume of the above element that we propose to remove and compared them to the proposed extension size.

Walk-in Bay window – $2.14\text{m}^2/5.8\text{m}^3$

UPVC Conservatory – $9.6\text{m}^2/26.9\text{m}^3$

Outbuilding – $6\text{m}^2/15\text{m}^3$

The above totals to $17.74\text{m}^2/47.7\text{m}^3$

The proposed extension equates to – $45.5\text{m}^2/123\text{m}^3$

Taking into account the application proposes to remove the bay window, the out building and UPVC conservatory, the actual area/volume of the proposed extension is effectively reduced to $27.76\text{m}^2/75.3\text{m}^3$.

Furthermore and significantly we contend the proposed extension is far more sympathetic to the current dwelling, and immediate locality, than that of the former extensions that are to be removed as part of this application. It should be noted the materials of the conservatory along with the walk in bay window do not complement the existing building or original building nor the immediate vicinity.

We understand the property still has the benefit of permitted development rights and as such an extension could be built (on the original building subject to certain constraints) that could have a far greater impact and massing especially taking into account the current neighbour notification scheme. It is our client's desire to ensure an extension fit for their family's needs is created, yet harmonising with the existing dwellings and the immediate locality.

The original property appears to have been a small square two storey property set within substantial grounds.

Historical maps, viewed on the council gazetteer system indicate the current detached garage was in situ back in 1948. Furthermore it is considered to be far enough away from the property to be classed as an extension.

The original property appears to be circa $66\text{m}^2/188\text{m}^3$. It should be noted this does not include the cellar which has been filled in following internal alterations when the house staircase was relocated by previous owners.

The previous two storey side extension (by previous property owners) equates to 60m²/159m³.

Whilst the proposed extension exceeds the general allowance of around a third in a greenbelt setting, we feel, when considered as a whole, the proposed removal of the incongruous extensions and the erection of the proposed extension, further taking into account the secluded setting, scale and topography, the visual amenity is not compromised by this proposal.

The client is happy for permitted development rights to be removed should this application be granted by Kirklees, this would then enable the Local Authority planning department to have more control on future development within the curtilage.