

Medina, 57 Oldfield Road, Honley, Holmfirth

Application for planning permission

Supporting Information

We purchased the house in August 2016 with a view to making it into a long term family home for ourselves and three children. Having been brought up in the area and lived in Honley for the past fifteen years, we were keen to stay in the area but to have a home with a little more space. We currently have a child at each of the three schools in Honley.

Medina was built in 1960 and stands a generous plot of approximately 0.7 acres. There are gardens to all three sides, bounded by substantial hedges and trees, which provide privacy. The house itself is a modestly sized three bedroom property.

The proposal is to extend the house to provide a more spacious home for a growing family. We have thought very carefully about our plans and the needs of our family. We intend to remain at this property for a very long time.

The land is protected by a covenant which limits the extent of development to the rear of the house and to the side, so the only real opportunity for extension is to the side. There is a considerable space between the side elevation of the house and the boundary hedge with the neighbouring property, at least fifteen metres, so the proposed extension should not impose upon that property significantly. It has been suggested that this space would easily accommodate a detached house but we would rather extend the existing property.

The proposed loft conversion assists in providing the required space whilst also ensuring the overall massing of the proposed extensions are not disproportionate to the original dwelling.

We have spoken to most of the neighbours and explained our intention to build an extension and none have so far raised any objections.

Early in the process I contacted Kirklees Planning department for advice and information. I was told that we would need a full planning application as we are intending to build a two storey extension. I also sought advice from reputable local builders and an architectural consultant to assess the feasibility of an extension.

As part of the research for this project I compared our proposals with other similar properties nearby. Many of the properties along Oldfield Road have recently been extensively re-developed and extended. There is no clear or dominant style of building along the road, there are smaller bungalow, semi-detached houses and several large detached houses. It would be difficult to say, therefore, how a property should be developed to maintain a consistent character in the area. Of the houses that have recently been re-developed, many have been updated in a contemporary style and this is a style we would like to replicate in some ways. For example, pebble dash external coatings have been replaced with colour impregnated render and white UPVC windows have been updated to anthracite coloured frames.

Neighbouring properties on Oldfield Road



This property is next door but one. It is currently undergoing re-development which has seen its size increase considerably. The roof level has been raised and the shape of the roof has been altered.



This semi-detached house further down the road has had the pebble dash replaced with contemporary smooth, coloured render with the original stonework to the ground floor. This is the finish we propose to use.



This bungalow has also been substantially re-developed. It was originally quite a small bungalow but has been increased in size quite significantly, in common with most houses on the road. Medina is in quite a small minority of properties that have not been re-developed.



This semi-detached house represents a very close approximation of our proposals. The extension appears to consist of an additional reception room with bedroom upstairs. The style of construction blends the extension seamlessly with the original property.

The hipped roof profile has been maintained, with a consistent ridge height and front elevation. Our builder has strongly suggested that this would be the most effective way to construct our extension as the roof will have a much more structural integrity than a split level roof.



This picture shows the same pair of properties from the other side. It is sometimes suggested that an extension to one of a pair of semi-detached houses might unbalance a property but I think that this and other examples show that in this area, it is highly likely that both of the pair will be developed, thus restoring the balance.



This house also demonstrates a similar style of extension. That is, the ridge line continues at a uniform height and roof profile and the front wall is flush with the original property.



Whilst this property shows similar proportions to our proposed extension, the roof profile of the extension is split level. It may be that this was necessary to fit the confines of the plot. Our builders advised us that this style of roof construction would make the roof structure very complex, with additional joints and valleys that are not only more expensive to build but also introduce opportunities for future problems, such as leaks.



This property has received a two storey extension at the rear.



This very large property appears to have been a pair of semi-detached houses that have been converted into a single, large detached dwelling.

Stewart Horn

01/02/2017