Planning Statement for 5 Fox Close, Emley, Huddersfield, HD8 9SH

This document accompanies a householder application for a single storey rear extension to enlarge and reconfigure the kitchen and dining room at 5 Fox Close, Emley.

The proposed extension sits wholly to the rear of the property and is of a scale and style which would not be detrimental to the host building. The materials used; white render, coursed natural stone and concrete pantiles are in keeping with the existing property. The roof is monopitch with 3 rooflights and has an eaves height of 2.65m and ridge height of 3.55m. The extension protrudes from the rear elevation by 2.8m.
The proposals are small scale and would not be overbearing to the existing dwelling. The extension would still leave a substantial rear garden and would take up less that 50% of the curtilage.

If the extension was not connected to the sitting room, which is an extension to the original dwelling although constructed around 20 years ago, the proposals would be considered permitted development. However it was felt that rather than leave a gap between the extensions to the rear, joining them would provide a more sympathetic extension. This does however create a wrap-around type extension and therefore a full householder application is applied for.

The scheme is not in opposition to planning policy, will have negligible impact on neighbouring properties and will enhance the living experience for the occupants of 5 fox Close. Therefore we feel that the plans proposed are acceptable.