

CLEINT:

Mr & Mrs J. Miller

TITLE:

Planning Statement.

PROJECT:

Erection of two storey rear and side extension.



DATE:

12.11.2019

LOCATION:

**69 Hall Ing Lane
Honley
Huddersfield
HD9 6QW**

Company No. 11767012

Hinchliffe
Architecture & Design Ltd
24 Carr View Road
Hepworth
Holmfirth
West Yorkshire
HD9 1HX

07921 907 162
01484 520 764

info@hinch-architecture.co.uk
www.hinch-architecture.co.uk



Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Planning Application for a new two storey rear and side extension to 69 Hall Ing Lane, Honley, a village to the south of Huddersfield.

Overview

- 69 Hall Ing Lane is located to the east of the centre of the village of Honley.
- Pedestrian and vehicular access is served direct via Hall Ing Lane.
- The area in the immediate vicinity of Hall Ing Lane is residential.
- The site has no designation on the Local plan, it is not in a Conservation Area or a listed building and retains its 'permitted development rights'.
- The property is a traditional dormer bungalow.
- The existing property retains a high pitched slate roof, double fronted bay windows and natural coursed stone.
- The site is approximately 790.37m² / 0.079037ha
- The existing ground floor area is 86.4237m² the existing first floor area is 46.63 m²
- The proposed total ground floor area is 143.22 m² and proposed first floor area is 123.017 m²

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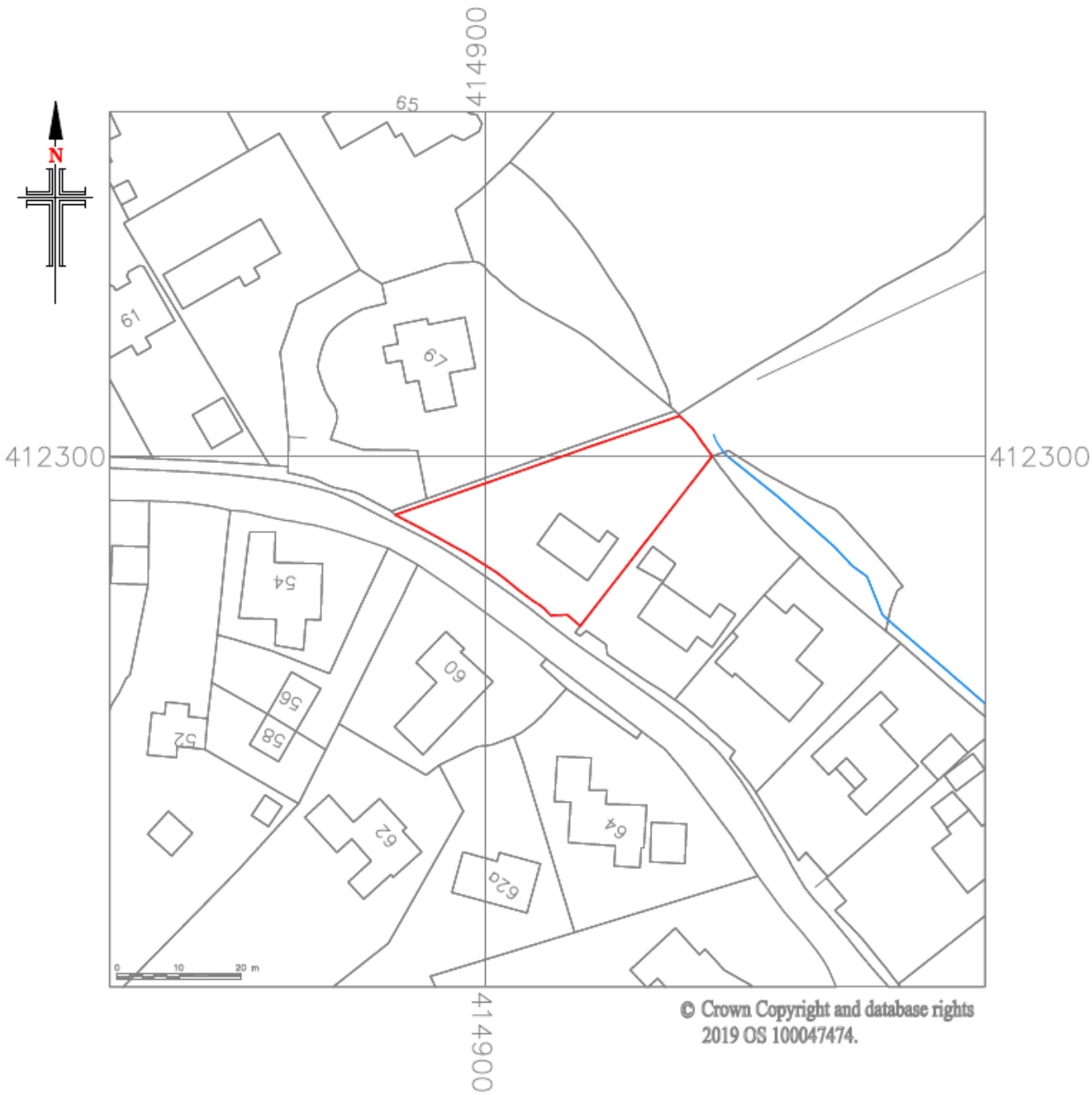
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Location / Ownership

The below plan indicates the clients' ownership boundary:



Site Context

- Hall Ing Lane is a steep road that transitions into Gynn Lane to the west and Hall Ing Road to the south-east. Due to the nature of the immediate topography of the site neighbouring properties to the south-east are significantly higher than the proposed site and to the north-west are significantly lower. To the rear of the site is open land for a significant distance.
- The existing properties along Hall Ing Lane consist of a majority of large dormer bungalows fronting the road side with a more modern development directly opposite the proposed site consisting of a number of larger 2 storey detached properties. Building materials vary from natural coursed stone to coursed red brick with a mixture of roof coverings.

Design

- The existing dwelling consists of only 2 bedrooms and is currently not sustainable for a growing family. To provide additional habitable space at first floor level headroom would be compromised with anything other than a flat roof.
- The proposed rear and return side extension has been designed to retain and enhance the existing property by virtue of being able to clearly distinguish between the original dwelling and the modern proposed addition whilst ensuring the proposed remains subservient to the host property from the principal elevation. The use of materials has been carefully considered to minimize its visual impact from Hall Ing Lane. The dark grey (Basalt Grey RAL 7012) rendered finish to the ground floor external walls will allow the extension to be planted in its surroundings and not detract from the existing natural stone of the host dwelling. The first floor is to be clad in vertically spanning timber (species yet to be determined) which over time will silver in appearance allowing the proposed south-east facing elevation of the extension to sit significantly subservient to the host dwelling and tie in with the weathered appearance of the existing dormer present.

Whilst the proposed window opening in the side extension at first floor level is significant, it has been sized to emulate the lower bay windows of the host property. The projection of the side extension is also significantly stepped back from the line of the principal elevation. All window openings located on the south-east facing elevation have been located at high level and would result in no loss of privacy to the existing neighbouring property.
- The rear of the proposed extension, the majority of the south-east facing elevation and the full extent of the north-west elevation would not be visible to any neighbouring properties or pedestrians due to the nature of the sites topography and the substantial open space to the rear. The proposed extension continues in accordance with the principal of the design, dark grey render to the lower level with timber cladding from first floor to roof.



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- As to best utilize the siting of the property on the higher level of the valley large expanses of glazing have been incorporated into the north-east and north-west facing elevations. However, with the combination of the dark grey render and timber cladding when viewed from across the valley will enable the extension to blend in with the landscape.
- The junction between the render and timber cladding would see the cladding stepped outwards to create a subtle overhang to emulate the eaves of the existing property.
- The design as submitted in this application will create a large family dwelling which will retain the appearance of a traditional dormer bungalow when viewed from the roadside but will effectively rejuvenate the existing dwelling into a sustainable family home and enhance and preserve its character through high quality architectural design.
- The proposed detached garage has been designed to emulate the proposed extension to the dwelling in terms of its architecturally lead appearance. Again due to the topography of the existing site the proposed garage has been sited at the lowest end of the site, masked partly by the existing 1.8m boundary fence and the existing dwelling. Over time the timber cladding would silver in appearance and the use of the dark grey render will allow the proposed garage to sit harmoniously within its surroundings.

Access

- Existing access to the dwelling and site will remain unaltered by the proposals.

Parking

- The proposal will not adversely affect the existing parking arrangements on the site. A double detached garage is proposed to provide secure off-road parking for 2 vehicles to accompany the existing substantial off-road parking provision the site benefits from.

Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal decision being made.

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Local Plan relevant policies:

- LP1 – Achieving sustainable development
- LP2 – Place shaping
- LP24 - Design

National Planning Policy Framework (NPPF) 2019 relevant policies:

- NPPF Chapter 2 Achieving sustainable development
- NPPF Chapter 12 Achieving well-designed places
- NPPF Chapter 15 Conserving and enhancing the natural environment

Specific paragraphs:

- The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
 - **NPPF Paragraph 124 Achieving well-designed places**
- In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
 - **NPPF Paragraph 131 Achieving well-designed places**





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