

Justification Statement

Householder Planning Application

Extensions and Alterations

148 Hall Bower Lane

Huddersfield

HD4 6RN

January 2020

1.0 Introduction

This Justification Statement relates to proposed extensions and alterations to accompany a householder planning application

2.0 Site Wide

The property lies just inside the green belt on Hall Bower Lane, Hall Bower, Huddersfield. The street has a significant amount of properties that line one side of the road.

The properties are mainly semi detached apart from a few examples (the Roundhouse is a notable exception). A few properties have stone facades and brick side and rear elevations and hipped slate roofing, however the majority are brick with concrete pitched roofing. Several of these properties have been extended to varying degrees with large and small extensions to sides and rear

The properties on Hall Bower Lane benefit from good views to the front and rear, with a cricket ground to the front elevation and fields / castle hill to the rear.

3.0 The Property

The property in question is a stone façade building with a hipped slate roof, the property has been extended previously on the side two storeys with an unsympathetic flat roof and pebbledash finish to side and rear. The property has a concrete panel garage with asbestos roofing. The extent of land around the dwelling is quite extensive and is a bigger plot than most of its neighbours due the plot adjacent being an access road to fields to the rear. There is a small shed in the rear garden. The property has a front garden and a driveway, the rear steps up with land to a significant rear garden with plenty of amenity space.

!48 Hall Bower Lane has not had its permitted development rights removed, it is not in a conservation area or listed.

4.0 The Proposal

The applicants would like to extend and alter the dwelling to make the spaces more amenable for modern living. The previous extension was not built to a good width (half the width of the original house) which has made for an awkward entry space / kitchen and especially narrow bedroom facilities (unusable).

The applicants would like to extend to the rear projecting 3m (permitted) full width (as other examples on Hall Bower Lane) to provide as much downstairs space as possible. A new porch will be provided for access to the front (permitted size) Upstairs a new staircase will provide access to a dormer conversion to the main house only (40m cubed as permitted habitable space) with access through a pitched roof to replace the unsightly flat roof previously installed. The upstairs will be altered to have two large bedrooms, large bathroom with a master bedroom in loft dormer. This amount of development will still leave significant land around the original dwelling. The visual aspect of the extensions especially from the Road will be improved (removal of flat roof and pebbledash finish)

5.0 Evidence of other extensions / development on Hall Bower Lane

Examples of other developments on Hall Bower Lane (some in excess of the proposal and permitted development rules)

No 52 / 54 / 56 / 58

All of these properties have had two storey full width extension and are in close proximity to each other, this has caused a massing effect which is excessive, two of the properties also have conservatories.



No 64 / 60

64 is similar to those above and is attached to 66 which has had extensive alterations far in excess of the applicants proposal, the property at 66 has had two storey extensions to side and rear which join each other and a conservatory



5.0 Evidence (cont)

No 74 / 76

These two properties have had two storey extension which have created a terraced effect and left no space, poor massing in green belt?



No 90

This property has had a large side extension which is very close to the neighbour at 88 and a single storey rear extension. This type of development does not promote openness and imposes on 88



5.0 Evidence (cont)

No 148 / 150

This property is attached to 148, it has already been developed with roof alterations and rear extension

The applicant at 148 would like to remove the unsightly flat roof and match the pitched roof of the neighbour, from the photos below you can see the double plot of 148 due to access down side.

The aerial photo shows 148 and 150 and development to rear as existing



6.0 Summary

The applicants proposal includes mainly elements that would be permitted development

Porch under 3m² (permitted)

Pitched roof extension over existing extension (permitted) (remove flat roof)

Dormer to main dwelling roof only 40m³ (permitted)

Rear extension single storey 3m extension (permitted) (although compromised by extending onto previous extension, however this is minimal and no 66 has had double storey extensions side and rear in excess of the applicants proposals)

The design and changes to the dwellings as proposed are a significant improvement in planning policy terms

Removal of flat roof to front elevation

Removal of unsightly pebbledash finish externally

Matching materials to original dwelling will be used / stone / brick / slate

Due to the larger plot of 148 and the gap to 146 (due to access road) the effect of massing is greatly reduced especially if you consider other extensions on the same street

The intrinsic value of the green belt will be maintained. The proposed extensions are moderate compared to some developments on Hall Bower Lane. The proposed development is in a style in keeping with the area and its immediate neighbour. The changes will provide improved living space and will have no detriment to any neighbouring property.