
27 Woodlea Avenue
Huddersfield
HD3 4EF

Planning
&
Design & Access Statement

A.40803.C05



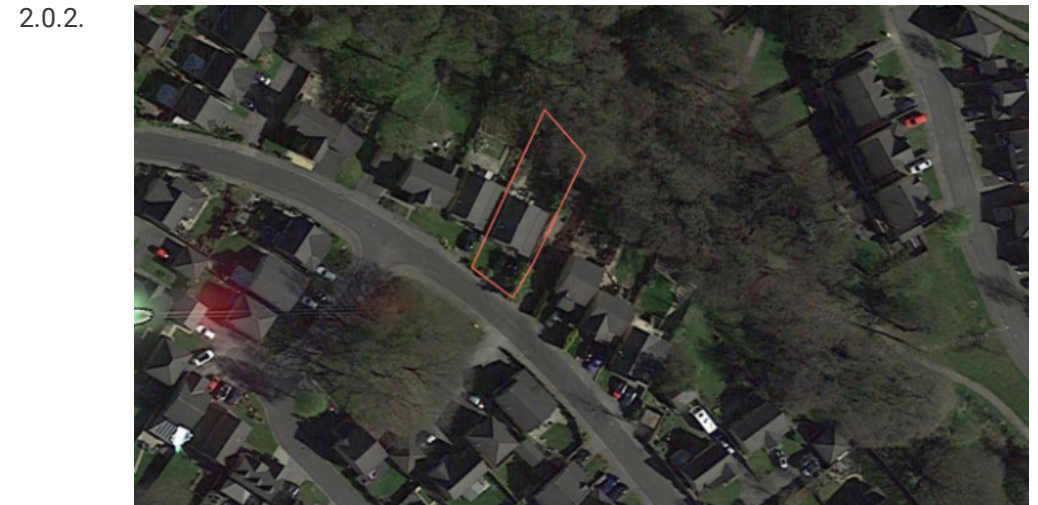
1. Introduction

- 1.0.1. The following planning statement has been prepared by Fern Architecture on behalf of the applicant Shaun Radley in support of a Householder Planning Application for a single storey rear extension.
- 1.0.2. The existing building is a two storey detached dwelling with rear raised patio, replacing an existing raised patio.
- 1.0.3. The extension would create a new family room connected to the existing kitchen.
- 1.0.4. The proposal would also improve access to the rear garden which is currently accessed through a side door in the utility room.
- 1.0.5. The application site is not in a conservation area or the Green Belt and the existing building is not listed.
- 1.0.6. Below is an image of the dwelling as viewed from the rear.



2. Context

- 2.0.1. Below is an aerial view of the site showing its location.



- 2.0.3. The application site is located in a suburb of Huddersfield.
- 2.0.4. The original building is a detached dwelling over 2 storeys with 4No. Bedrooms.
- 2.0.5. The construction is stone walling with a concrete tiled pitched roof.
- 2.0.6. The roof is a simple gabled form with gables facing front to back, with flat profile concrete tiles.
- 2.0.7. Doors and windows are generally white uPVC. There are projecting stone sills and a flush lintel with a projecting keystone detail.
- 2.0.8. The eaves are projecting with white uPVC soffits and fascias and moulded corbel details.
- 2.0.9. Neighbouring dwellings are of a similar construction, aesthetic and form.
- 2.0.10. To the East side of the dwelling is a single storey lean-to element which projects to the front elevation.

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- 2.0.11. To the rear elevation, there is a raised patio area accessed directly from the kitchen.
- 2.0.12. The site is slightly sloping North to South. To the rear, ground floor is approximately 1.8m above the external ground level resulting from the slope.
- 2.0.13. There is a shallower slope West to East with no. 25 being set about 0.6m above the application site, no. 27.
- 2.0.14. The application site is located along a row of detached dwellings, roughly sat inline. Those dwellings to the East of the application site are stepped forwards, with the rear elevation of no. 29 being set further towards the main road by approximate 6.1m.
- 2.0.15. There is a public footpath running between the East site boundary and no. 29. The footpath width from boundary to boundary is approximately 6.6m wide.
- 2.0.16. To the North boundary is a wooded public area, with large mature trees and a footpath running parallel to the boundary. Due to these trees, the site topography and a boundary fence, views onto the site are well screened.
- 2.0.17. View down the footpath to the east of the site, looking North.



3. Design & Access

3.0.1. Use

- 3.0.2. The use would remain as a dwellinghouse.
- 3.0.3. The proposal would provide a family room space.

3.1.0. Amount

- 3.1.1. The proposal would not impact the number of bedrooms to the dwelling.
- 3.1.2. The extension would increase the GIFA by 18.5m².

3.2.0. Scale

- 3.2.1. The proposed rear extension would be single storey.
- 3.2.2. Due to the existing site levels, the overall height as measured from the external ground at the face of the rear extension would be 5m, and the eaves height would be 3.6m.
- 3.2.3. The depth from the rear elevation of the existing house would be 4m. Whilst the project is not possible as a Permitted Development, the principle of a 4m depth for a detached dwelling should be considered to be appropriate for the dwelling owing to the national precedent set by Permitted Development.
- 3.2.4. The patio would extend a further 1.5m.
- 3.2.5. In considering the impact of scale on neighbouring amenity, consideration should be given to the slight height difference of 0.6m to no. 25.

3.3.0. Layout

- 3.3.1. The proposed extension would extend no closer to the existing side boundaries than the existing house.
- 3.3.2. The primary bifolding door faces towards the rear garden, avoiding any risk of overlooking.
- 3.3.3. A higher level West facing window would provide evening light. Being set at a higher level, privacy would be retained to the neighbouring no. 25.

- 3.3.4. A side facing window is proposed to the East elevation. This window would be set back 4.7m with the East boundary as measured from the centre of the window, and 11.4m from the boundary with no. 29.
- 3.3.5. Due to the set-forward nature of no. 29 and the 3.1m set-back of the proposed extension from the East side elevation of the existing house, the nearest view of the rear elevation of no. 29 would be approximately 15.5m from the centre of the proposed side window, viewed obliquely at an acute angle of 30 degrees.
- 3.3.6. In addition to the separation distances listed in the previous paragraphs, the side elevation to the public footpath and the amenity space to no.29 are heavily screened by existing vegetation, as evidenced in paragraph 2.0.17.
- 3.3.7. The proposed rear patio would be set at a similar height to the existing raised patio. The existing patio has a depth of 2.5m so the proposal, at 1.5m, should be viewed as an improvement to the current situation. It is anticipated that as much existing vegetation as possible be retained to provide additional screening to no. 25.
- 3.4.0. Appearance**
- 3.4.1. In terms of form, materials and detailing, the extension would match the existing dwelling and other surrounding buildings.
- 3.4.2. Window detailing is intended to match that of the existing dwelling with those new windows being sized and spaced to respond positively to the rhythm of the existing windows.
- 3.5.0. Landscape**
- 3.5.1. The proposal would extend into the existing top lawn with steps down from the patio providing direct garden access.
- 3.5.2. The proposal would seek to maintain as much of the existing vegetation as possible, specifically to the boundary with no. 25 for amenity value.
- 3.5.3. The proposal would be set back from the protected trees to the North Boundary of the site.
- 3.6.0. Access**
- 3.6.1. Access to the garden would be greatly improved, bringing a direct access from the habitable space within the house (with access currently only through a side door in the utility room).
- 3.6.2. Access around the house would be maintained with the width of the extension limited to retain a path through from the side door and driveway to the front of the dwelling.

4. Planning History

- 4.1.0. The application site has minimal planning history with the only recent application being for works to TPO (application 2021/91554).
- 4.2.0. The property has had the appropriate Permitted Development rights removed for an extension to the rear of the existing dwelling (application 96/93433).

5. Planning Policy

- 5.1.0. The Local Plan is the adopted statutory planning document for Kirklees Council. The main planning policy documents within this Local Plan is the Strategies and Policies document. National guidance of the National Planning Policy Framework is also relevant.
- 5.2.0. The application site is not within a conservation area or the Green Belt and the existing dwelling is not a listed building.
- 5.2.1. The main policies relevant to this application are:
 - 5.2.2. LP1- Achieving Sustainable Development
 - 5.2.3. LP2 - Place Shaping
 - 5.2.4. LP24 - Design
 - 5.2.5. LP33 - Trees
- 5.1.0. These 4 policies relate to 4 different matters of consideration, being the principle of development; the impact on visual amenity; the impact on residential amenity; and the impact on protected trees.
- 5.2.0. Principle of Development - The application site is undesignated on the Kirklees Local Plan. NPPF requires a presumption in favour of sustainable development where the proposal accords with planning policies. The proposal is for a domestic extension in a residential area, so the use of the development would be appropriate for the location. The following paragraphs and preceding Design and Access assessment evidence accordance with the policies of the Local Plan.

- 5.3.0. Impact on Visual Amenity - As explored in the Design & Access portion, the proposal would be modest owing to it's single storey nature; being significantly narrower than the existing building; and being of a depth that could be achieved by Permitted Development if those rights remained. The height is slightly taller than a standard single storey extension due to the sloping site, but this would visually fit with the existing house which similarly responds to the slope.
- 5.4.0. Impact on Residential Amenity - As explored above, the proposal would be set slightly above a standard single storey extension, but the impact of this would be largely mitigated by the West to East slope which sets no. 25 slightly above the application site. In terms of overlooking, the side window facing no. 25 would be at a high level to avoid privacy issues, and the side facing window towards the East boundary has been explored in paragraph 3.3.4 & 5.
- 5.5.0. Impact on Protected Trees - The proposal would be set back from the protected trees to the North boundary.

6. Conclusion

- 6.1.0. The proposal is for a single storey rear extension to a dwelling in a residential area.
- 6.2.0. As evidenced in the Design and Access assessment and the Planning Policy assessment, the project complies well with the planning policies of the Local Plan.
- 6.3.0. We therefore respectfully request that the application be permitted.