

Kirklees Council
Planning
Civic Centre III
Off Market Street,
Huddersfield, HD1 2JR

SUPPORTING STATEMENT FOR SINGLE STOREY SIDE EXTENSION AT 11 BROADGATE, ALMONDBURY

The proposal is to erect a single storey side extension partially over the existing driveway, totalling 2.9m from the existing gable wall to the exterior of the proposed extension.

The extension is set in a minimum of 150mm from the existing boundary wall.

The proposal creates additional accommodation for a Utility, Shower Room and increases the size of the Kitchen.

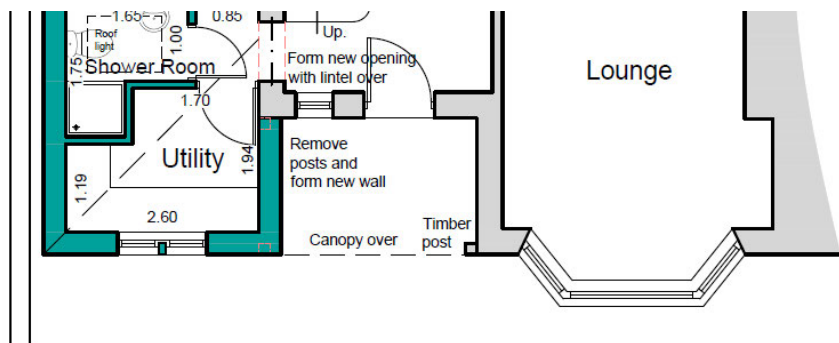
The Kirklees Local Plan and NPPF require developments to be considerate in terms of character of the host property and wider street scene, LP1 states that when considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework, LP1 goes on further to state that “The Council will always work *pro-actively* with applicants jointly to find solutions which mean that the proposal can be approved wherever possible”.

In regard to Single Storey Side Extensions, the Kirklees Supplementary Planning Document states

- not extend more than two thirds of the width of the original house;
- not exceed a height of 4 metres;
- and be set back at least 500mm from the original building line to allow for a visual break.

The proposed extension is less than half the width of the existing house and is no more than 4m in height.

Whilst the proposal is not set back 500mm from the main dwelling frontage, it is set back 700mm from the bay window that projects further forward of the dwelling, furthermore the proposal does provide a visual break within the elevation since the hallway wall is set back between the bulk of the house.



This covered external lobby adds character to the dwelling by creating an external entrance hall and when viewed in relation to the bay window, the characteristics of the dwelling are enhanced with the depth created.

The extension is to be constructed in natural stone in keeping with the existing dwelling with the window having a stone mullion to match, in addition the roof tiles are to match the host dwelling.

To further support the proposal, the wider street scene can be seen to have set a precedent in regards to this type of extension. The proposal would be similar to other properties within the locality and therefore would not be out of keeping.



Front Elevation

The single storey extension would be subservient to the host dwelling and not visually intrusive from the streetscene, considering the as built and approved examples available in the local vicinity, we would mention that the proposed extension would be acceptable in terms of visual amenity.

Yours sincerely

D. Heneghan

Dan Heneghan
Director
BSc. (Hons.), M.C.I.A.T



Enquiries@heneghanarchitecture.com
www.heneghanarchitecture.com
Company Registration Number 13435910

