

HG/JC/2764

26th April 2021

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

Demolition of existing Garage Building and Erection of Detached Dwelling and Extension to Existing Dwelling at 90 Birchencliffe Hill Road, Huddersfield HD3 3NH

Please find enclosed a planning application for the demolition of the existing garage building and the erection of a detached dwelling and extension to the existing dwelling at 90 Birchencliffe Hill Road, Huddersfield.

The site currently comprises a detached dwelling, with a large garage building adjacent to the dwelling. The garage building is larger than a 'typical' double garage, with more than sufficient space for two cars to park on the ground floor, with a large garden room on the first floor. The garden room is split into two areas comprising a large children's playroom and a smaller seating area.

The garage building is connected to the main dwelling by a raised terraced area, although there are no internal doors connecting the garage building to the main dwelling. Beneath the raised decking area is an enclosed void that is used for additional storage.

To the rear of the property is a large private garden.

To the front of the property is an extensive parking area, with two separate access points into the curtilage of the dwelling. Access is taken from a shared private driveway that serves another dwelling called Birch House, that is in the applicant's ownership.

This planning application seeks to demolish the existing garage building and raised terrace and to erect a two-storey detached dwelling, with an additional floor in the roof space with a rear dormer window. The eaves of the proposed dwelling are of a similar height to the eaves of the existing building at the rear. The proposed dwelling will have a steeper roof, resulting in a higher ridge line to allow for the additional

accommodation in the roof space. The existing building has an asymmetrical roof, with the eaves to the front being lower than the eaves to the rear. The proposed dwelling will have a symmetrical roof, with the eaves height to the front reflecting the eaves to the rear.

The proposed dwelling will have five-bedrooms and will have a single integral garage. There will be space for two further parking spaces to the front of the building.

The proposed development includes increasing the height of the existing dwelling to create an additional floor. The footprint of the building remains broadly the same, except a single storey extension will run the full width of the rear of the building, extending to the same depth as the existing conservatory that runs approximately two-thirds the width of the rear of the building. The proposal also includes a linear double garage to the side of the building. The changes will result in the house becoming a five-bedroom house, whereas it currently has four bedrooms.

The height of the buildings will remain lower than the adjacent dwelling to the front of the development, Birch House, which is a genuine three storey building.

The proposed development will result in two detached dwellings with good sized rear gardens. The dwellings will comply with the Council's Space about Buildings Policy and other design criteria set out in the Council's House Builders Design Guide.

I hope you agree that the information above and the attached plans are sufficient for you to validate and subsequently approve this planning application.

Yours faithfully

Hamish Gledhill BSc (Hons), Dip TP, MRTPI

