Jade3 Architecture Ltd

Job reference: 2022 enquiry 59

Address: **rear extension at**
No477 New Hey Road, Huddersfield

Date: 19-4-2023

Extra notes: **in response to house extensions and alterations SPD**
for the rear extension at no477 New Hey Road, Huddersfield

introduction
The statement is prepared in response to the house extensions and alterations SPD (June 2021).



Aerial view

Following the planning application, the planner has asked for further justification on the current proposal against the adopted house extension and alterations SPD and mainly related to the LP24 policy on Design issue. We have spoken to the Team Leader and she has suggested that the size of the extension should be extended

from the original rear wall rather than from the existing kitchen wall. She also stated that although it is effectively a roof attic space accommodation, it is deeded as a first floor and as a result it is described as a 2 storey extension.

Excerpts of the local plan policy

LP24 Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review. Proposals should promote good design by ensuring:

a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;

c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

d. high levels of sustainability, to a degree proportionate to the proposal, through:
i. the re-use and adaptation of existing buildings, where practicable;

ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;

iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;

iv. where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;

v. providing charging points to encourage the use of electric and low emission vehicles;

vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;

vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;

viii.designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.

e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;

f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;

g. any new open space is accessible, safe, overlooked and strategically located within the site and well-integrated into wider green infrastructure networks;

h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;

i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and

j. the provision of public art where appropriate.

The form. scale, layout, details and the use of building materials respect and enhance the character of the surrounding area and the original chalet bungalow host property. Adequate level of amenity spaces at the rear with remaining garden is still available as amenities for the family to enjoy. The orientation of the existing property also allows the placing of photovoltaics solar panels (retrospectively) onto the

proposed south east and south west facing aspect pitched roof and maximises its energy usage. Therefore it accords with policy LP24(a)

The design has taken into account the secured by design approach and minimise the crime risks as there are no awkward areas in the layout where burglars can hide. This home is for our client's immediate family. The extension is also set at a considerable distance away from the immediate rear neighbour and allowing adequate privacy distances, respecting over-looking and appropriate landscape screening to be provided. Therefore the proposals meets with LP24(b)

Although LP24(c) states that the extension is to be subservient to the original property, as you can see, the host building has large garden plot. The extension is set back with ridge roof lines matching the original chalet bungalow and the visual impact has not been compromised. The rear extension enhance the existing appearance and making it more attractive. The scale, massing, details and building materials are all in accordance with the original chalet bungalow host and surrounding buildings. The architecture matches the original style and the rear has been laid out in a modern and contemporary manner with patio terrace and also full height glazing to maximise natural daylight and natural ventilation. The large glazing elements are also sustainable as it assists to use less artificial lighting. Therefore the proposals meet with policy LP24(c).

Excerpts from House extensions and alterations SPD and only chapter 5 is relevant to this application

5 Detailed guidance for extensions and alterations

5.1 Rear extensions

5.1 Rear extensions should maintain the quality of the residential environment and relate well to the neighbouring buildings. Rear extensions should generally not be visible from the street and should retain a reasonable living environment for the property being extended.

This should include consideration of the following:

- *Preserving a back garden of a reasonable size, with a general principle that at least half the garden area is retained;*
  Noted and the rear garden size is more than 50% retained even after the previous rear extension have been completed. The previous rear extension extends out 3m from the existing rear kitchen wall. (however, it would be circa 5350 from the existing rear façade and the Team Leader felt that it would be a big extension) As a result, in order to work within the guidelines, the extension needs to be from the rear façade. It may seemed abit small and since the rear

garden is large, a proposal of 3.5m extension is created for your consideration. Not with standing this, building control requirements have changed and asking for walls U values to be improved. Therefore the wall depth now needs to be 350 wide rather than previously being 300 wide.

If 3000 width is proposed, then only 2700 internal based on the old building control regulation but would reduce to 2650 internal on the new building control regulations. It will make the extension small and therefore se seek a relaxation that 3500 is allowed which will achieve an internal width of 3150 which is more user friendly.

- *Being set behind the original building, and not projecting beyond the sides; and Maintaining external access to the rear garden.*
  The extension is set behind the original dwelling but on the same line of the existing kitchen but the existing side footpath has been maintained and access to the rear garden is still achievable.
  5.2 As a general rule, a rear extension should: respect the original house and garden in terms of its size and scale;
- *use appropriate materials which match or are similar in appearance to the original house;*
  all the new materials of the extension matches the original host dwelling
- *and not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties.*
  This is a single storey extension with the eaves and ridge height matching the original dwelling. The adjacent neighbour is also having similar size extension and therefore this extension does not have any adverse impact on the immediate neighbour. However, we understand from the Team Leader that the adjacent neighbour's extension is also considered to be big and would seek similar reduction. Notwithstanding the comments, the previous extension extends circa 5350 from the existing rear façade and now reduced to 3500. Therefore it has a reduction of 1850 would be a substantial decrease in length. Now that this updated version is smaller, surely it can be supported.

5.3 Rear extensions commonly encounter problems by causing overshadowing and loss of outlook to neighbouring properties. shows how unacceptable heights of single storey and two-storey rear extensions can have adverse impacts on neighbouring properties through these principles and would not be permitted.
Noted. Since both the neighbours and our client were having similar size extensions, it will not cause any overshadowing or loss of outlook. In fact by having similar size extension will tidy up the rear and at the same time provide consistency to the properties. However, this updated version is now shorted by 1850 will assist to

reduce the massing visually. No doubt the immediate neighbour will also reduce their extension which would be consistent.

5.4 To avoid the problems caused by loss of light, as well as loss of privacy and outlook, the sizes and projections of rear extensions need to be strictly controlled.
Noted. The updated extension size is now within acceptable projection and does not lose any privacy issue.

Single storey rear extensions
5.5 Single storey rear extensions can have an adverse impact on neighbouring properties and gardens. Careful consideration should therefore be given to the design of these extensions to ensure their height and windows do not harm the privacy of neighbours.
The updated single storey rear extension massing is all within the same massing of the original host property and does not harm any privacy issue.

5.6 Single storey extensions should:

- *be in keeping with the scale and style of the original house;*
  noted and the proposal accords with this clause
- *not normally cover more than half the total area around the original house (including previous extensions and outbuildings);*
  the updated extension is less than half the total area around the original house and now considered to be subservient. The roof void space have been used effectively
- *not exceed 4 metres in height;*
  the current extension is 6.1m high from external ground level to the top of ridge which matches the existing dwelling
- *not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;*
  the updated projection is 3.5m from the existing rear wall.
- *where they exceed 3m in length the eaves height should generally not exceed 2.5 meters;*
  the current updated extension is 3.3m from external ground level to the underside of eaves. The new eaves actually is in line with the existing eaves.
- *and retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.*
  Noted the existing footpath width varies from 1560 to 1320 wide from the neighbour's fence which have been maintained which is more than 1.0m wide as suggested.

Jade3 Architecture Ltd

CONCLUSION

This site offers the opportunity to meet the growth in demand for local housing stock within the district. The proposed updated reduced rear extension sit in a predominantly residential area. The proposal does not cause any visual harm to the immediate neighbours. The rear has a large garden left over even after the rear extension. The proposal does not cause any over-looking issues either onto the rear neighbours. The proposal is sustainable with good design, provide regeneration and local employment. The proposal accords with the Kirklees Local Development Plan Policies and the National Planning Policy Framework and the Household Extension and Alteration SPD which should be approved without delay.

However, should additional information or justification are required, than allow the opportunity for our clients or Jade3 to supply them as a positive outcome is necessary to ascertain a way forward. Our clients are keen to progress with the building works as soon as practical so that they have a new **HOME** that can cater for their immediate family needs.

Yours faithfully

Michael Chow BA Arch, Dip Arch, ARB
Managing and Concept Director
Chartered Architect and Urban Masterplanner
for and on behalf of Jade3 Architecture Limited