

CLIENT:

Mr & Mrs J. Warham

TITLE:

Planning Statement

PROJECT:

Erection of first floor side extension and two storey rear extension.



DATE:

12.01.2023

REF:

158-22-R1

LOCATION:

**21 Stonecroft Gardens
Shepley
Huddersfield
W. Yorkshire
HD8 8EX**

Company No. 11767012

Hinchliffe
Architecture & Design Ltd
24 Carr View Road
Hepworth
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Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Householder Planning Application for the erection of a first floor side extension and two storey rear extension at 21 Stonecroft Gardens, Shepley, Huddersfield.

Context

- The site has no designation in Kirklees UDP, it is not located in a Conservation Area or a listed Building. The site is bound to the south east by Greenbelt land.
- The existing site covers 0.0564 hectares.
- Access is served directly from Stonecroft Gardens, an adopted road.

Amount and Appearance

- The application seeks approval for a first floor extension over the existing garage and to the rear at ground and first floor to form a master bedroom suite and workshop. The proposed materials are to match those of the existing, to include walls, roof and fenestration. It is noted the proposals as submitted are not in direct accordance with the SPD guidance for extensions and alteration given the lack of set back at first floor level. However, the SPD is guidance and officer discretion is permissible. The proposals this application seek approval for have been implemented on a number of properties in the immediate vicinity in the exact style and scale. In addition, the applicant site is a corner plot with minimal streetscene. Examples of insitu extensions that match the proposed at the same location are as follows:



Located at the junction of Lea Drive and Stonecroft Gardens

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Located on Stonecroft Gardens

We trust the above is sufficient to allow deviation from the SPD guidance in this instance and the application to be deemed acceptable in its submitted form.

Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

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