
URBAN BOX ARCHITECTS

JUSTIFICATION STATEMENT

25 Bishops Way, Meltham

Revision 0
4-18-2023

INTRODUCTION

Urban Box Architects has been commissioned by Mr & Mrs Barlow to provide a justification statement to supplement the planning application for a two storey side extension at 25 Bishops Way in Meltham.

Following correspondence with Kirklees Council regarding the design proposals submitted under planning application reference 2023/90378, the following points were raised as objections;

1. The assessment of the proposal would be recommended for refusal based on not complying with the House Extensions and Alterations SPD and in particular making the proposed extension appear visually smaller and subservient to the host property.
2. Impact to trees of significant amenity under LP33 of the Kirklees Local Plan.

The following statement seeks to justify why the design has not followed the SPD guidance and respond to the visual impact upon the adjacent tree cluster to the side of the property.

SUMMARY OF DESIGN CONTEXT

1.1 Reason for Extending

The primary reason for the extension was to enlarge the small bedroom located on the first floor next to the bathroom, which currently measures 2.9 x 2.3m (6.5sqm) into a more useable bedroom that would act as the master bedroom with accompanying ensuite bathroom. The current bedroom dimensions make it too narrow to fit a double bed and sufficient circulation space.

The Statutory Guidance for England for residential space standards 'Technical Housing Standards – Nationally Described Space Standards' suggests the following minimum bedroom space standards;

Single bedroom – has a minimum floor area of 7.5sqm and at least 2.15m wide.

Double bedroom – has a minimum floor area of 11.5sqm and at least 2.75/2.55m wide.

The bedroom in question does not meet the minimum space standards.

1.2 Proposed Design

The design proposals submitted under planning application reference 2023/90378 consisted of a two storey side extension to the existing four bedroom detached residential house. The design seeks to create the additional accommodation space by 'extending' the existing house on the existing building lines with no setbacks or recesses in the façade. This design concept looks to seamlessly 'extend' the host house so the additional accommodation does not appear to be a later extension to the property. This will be achieved by carefully dismantling and re-using the existing weathered stone on the gable end of the property for the principal elevation of the house.

It is proposed that the mortar is colour matched to the existing façade so the 'extension' blends perfectly with the existing house. The roof will be also be extended and new roof tiles used to match the existing ones.

The façade to the extension will be 'toothed' into the existing façade to create a seamless joint between old and new.

1.3 Local Planning Authority Objections

1.3.1 Size and Appearance of the proposed extension

An objection has been raised by Kirklees Planning Department in regards to visual size of the proposed extension and in their correspondence make reference to the 'House Extensions and Alterations SPD' guidance. It has been suggested that this objection can be removed by adopting the setback design principles as set out in the above guidance to reduce the overall visual appearance of the proposed extension and make appear subservient to the host building.

In response we would suggest that as the design solution seeks to make the additional accommodation appear to be part of the original building and not appear to be a bolt on extension.

We believe that this alternative design approach to the SPD retains the original character of the house and does not have a detrimental visual effect on the proportions of the façade. The House Extensions and Alterations SPD guidance document primarily deals with rows of residential properties in close proximity to each other and protecting against 'terracing effect' of the streetscape. We believe that in the context of 25 Bishops Way, where the property occupies a self contained corner plot with no neighbouring properties in close proximity, that the SPD is not relevant in terms of the set back design principles.

The property can be extended as proposed and will not have a detrimental effect on the surrounding built context and streetscape. The proportions and rhythm of the proposed façade has been carefully considered so not to produce a building mass that over dominant in the streetscape and unbalances the proportions of the existing house.

The suggested 500mm setback of the primary façade and roof line would in our view unbalance the proportions of the façade. The set back principle would also have a detrimental effect on the internal layout of the proposed master bedroom, creating an irregular shaped room which would be awkward in terms of space planning the bed and bedside furniture whilst still achieving the necessary circulation space around the bed as recommended by the Nationally Described Space Standards.

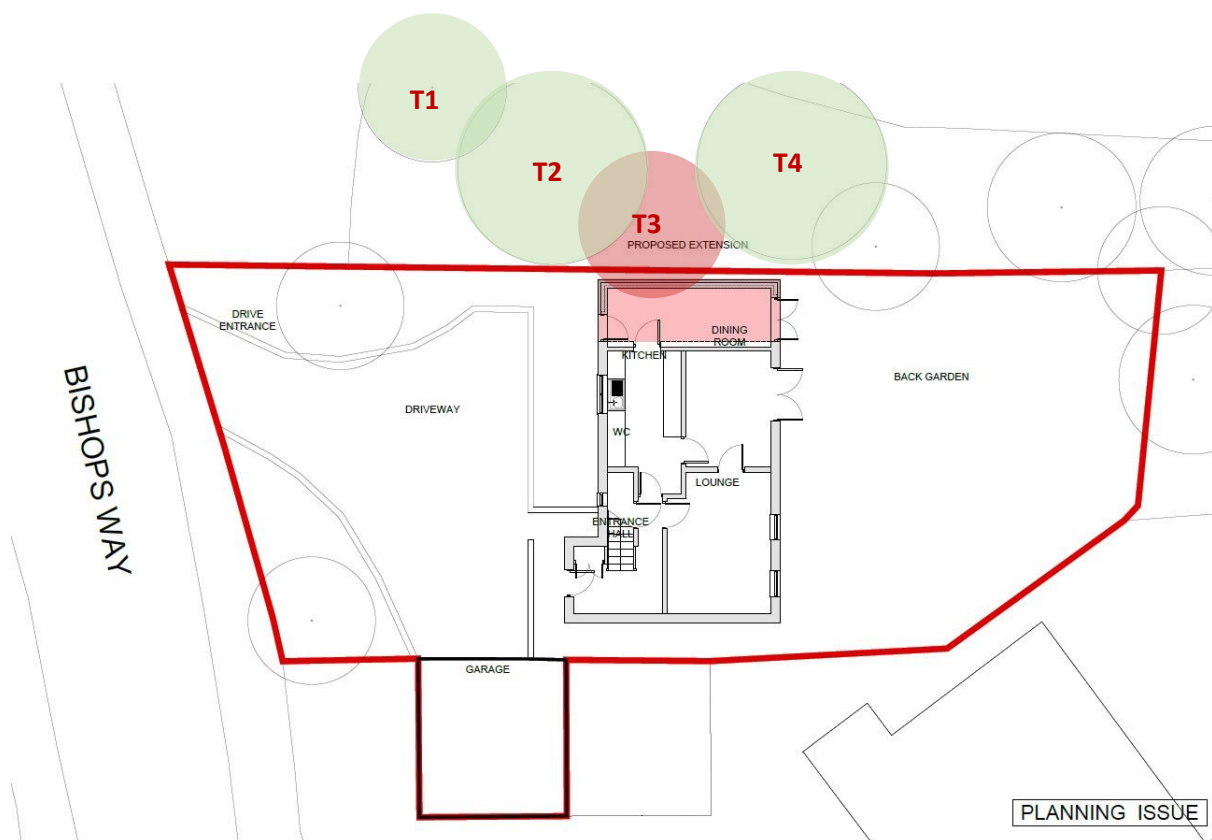
1.3.2 Impact to trees of significant visual impact under LP33 of Kirklees Local Plan

The second objection raised by Kirklees Council relates to the perceived visual impact of the proposed extension on the adjacent group of mature trees that are situated along the north eastern boundary of the property.

We have undertaken a visually assessment of the streetscape and enclose a series of annotated photographs of the tree cluster with the block massing of the proposed extension superimposed onto the views to assess the level of impact.

We have also identified the trees within the group that provide a positive visual impact and trees that have no or low level of visual impact. We would also like to note that the tree closest to the proposed extension (labelled T3 on the plan) is of low quality and has little or no visual impact on the streetscape. T3 is in close proximity to the larger tree T2 to such an extent that the growth of T3 has been stunted and is growing out over the boundary of no.25 Bishops Way. Our client has informed us that T3 has had to be heavily pruned in the past to prevent damage to their property. It is also noted that our Client has advised me that they are in negotiation with the adjoining landowner to remove this tree due to its poor condition and to prevent future damage to their property.

Our client has also advised us that they have been informed by Kirklees Council that T3 has no Tree Protection Order against it and as it is not within Meltham conservation area that the tree can be removed as planned.



Street View 1



Street View 2



Photograph of T3



1.3.3 Summary of Visual Impact on Streetscape & Tree Amenity

The proposed extension has a low visual impact on the streetscape and tree amenity as demonstrated by the visual impact analysis above. The only tree impacted by the proposed extension is T3, which is a low grade tree specimen in poor condition that has had major limbs trimmed in the past. T3 is located in close proximity to the larger more mature specimen T2 which has compromised the growth and structure of T3.

The trees that have most value in terms of visual amenity to the streetscape is identified as T1, T2 & T4. There are additional trees in the tree band that also contribute to the visual amenity value, however these are located some distance away from the proposed extension and thus are not impacted upon.

Therefore we conclude that the proposed removal of T3 has low to no detrimental impact on the visual amenity value of the main group of trees.

1.4 Overall Summary

We believe that this document demonstrates that the proposed two storey extension at 25 Bishops Way has a low visual impact on the existing streetscape in terms of proposed building mass and visual impact on the amenity value of the adjacent tree band on the north eastern boundary of the proposed site.

The façade treatment of the proposed extension by adopting an extrusion of the existing building lines will create a extension that appears to be part of the original house and not a later add-on.

We therefore believe that planning permission should be granted on the current design.