

Planning Statement

Project: Retrospective planning application for rear extension at 4 Broadgate Crescent, Almondbury, Huddersfield, HD5 8HT.

Date: 24th April 2023.

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Ref:

EXISTING SITE:

The site is a detached single storey bungalow with gardens to front and rear and a driveway to the side and a single flat roof garage to the side, attached to the main house.

PROPOSED USE / AMOUNT:

A 4m extension was constructed to the rear in 2022 and initially this was proposed under permitted development, however it has been brought to the client's attention that the roof is higher than 4m therefore a planning application should be submitted, although it is noted that guidance for permitted development does state for all extensions that:

'Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves'

Kirklees Local Plan Policy LP24 states:

Extensions to existing dwellings should respect the existing house and adjacent buildings, including the construction materials, window and roof styles and architectural detailing. Any extensions should be subservient and not dominate or detract from the original dwelling and seek to minimise impact on residential amenity of future and neighbouring occupiers, through maintaining privacy and daylight. Extensions should seek to avoid a "terracing" effect in the street scene where this is incompatible with the existing character of the area. Any alteration should respect the character of the street scene, including the scale, massing, rhythm, details, roof line, building line and fenestration

To conclude the rear extension, being to the rear of the property, as built complies with the criteria as listed above (the part about terracing and respecting the street scene not being relevant in this instance), plus:

- The extension does not exceed 4m from the rear of the original wall line
- The extension does not exceed the height of the original roof
- The height of the eaves has not changed from the original

ACCESS

The existing access to the building from the street and the existing single storey garage to the side remains unchanged.

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