



Supporting Statement

268 Halifax Road, Liversedge, WF15 6NP

Proposed Extension

Introduction

This statement has been produced by AKPlanning in support of a planning application for the erection of an extension at 268 Halifax Road, Liversedge. It follows two previous unsuccessful applications and an appeal dismissal. It is intended to illustrate how the current proposal has addressed the issues raised in the historical refusals.

Site Location and Description

The aerial photograph view below shows the sites location and appearance.



History

There have been two refusals for large extensions at the property as well as an unsuccessful appeal.

Of most relevance is the appeal which is the latest decision. The Appeal Inspector made the following relevant comments: -

Main Issues.

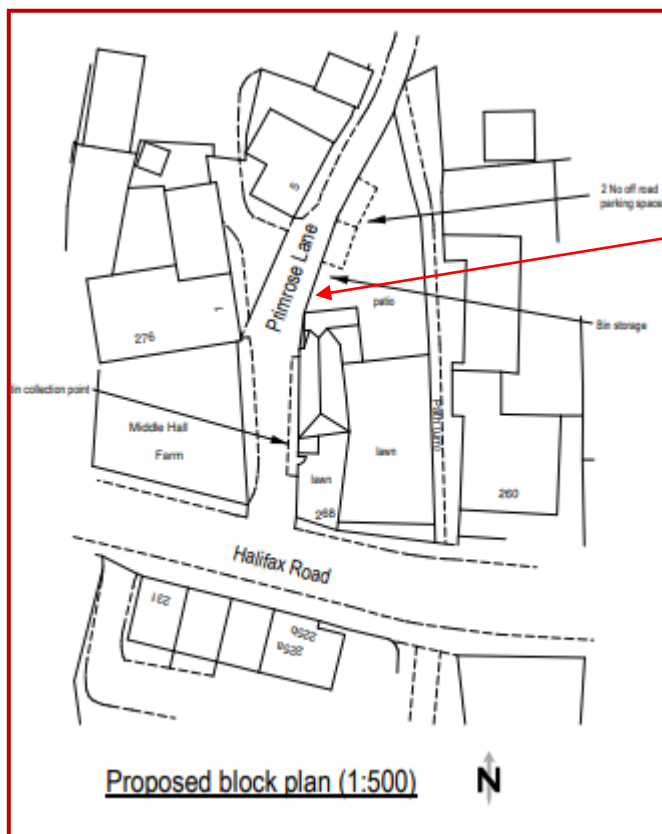
The main issues are the effect of the proposal on (i) the character and appearance of the host dwelling, (ii) the living conditions of the occupiers of 5 Primrose Lane (No 5) with specific regard to privacy and overlooking, and (iii) whether or not the proposal would provide sufficient and suitably accessible off-street parking.

He found that the then proposal failed on all three main issues.

The Current Proposal and How it Addresses the Identified Issues

Parking

This is now shown as two easily accessible parking spaces located to the rear of the property in the position that they currently are. The appeal refusal contained parking spaces to the front of the property which were not easily usable, this proposal has parking spaces at the rear which are easily accessible and usable.



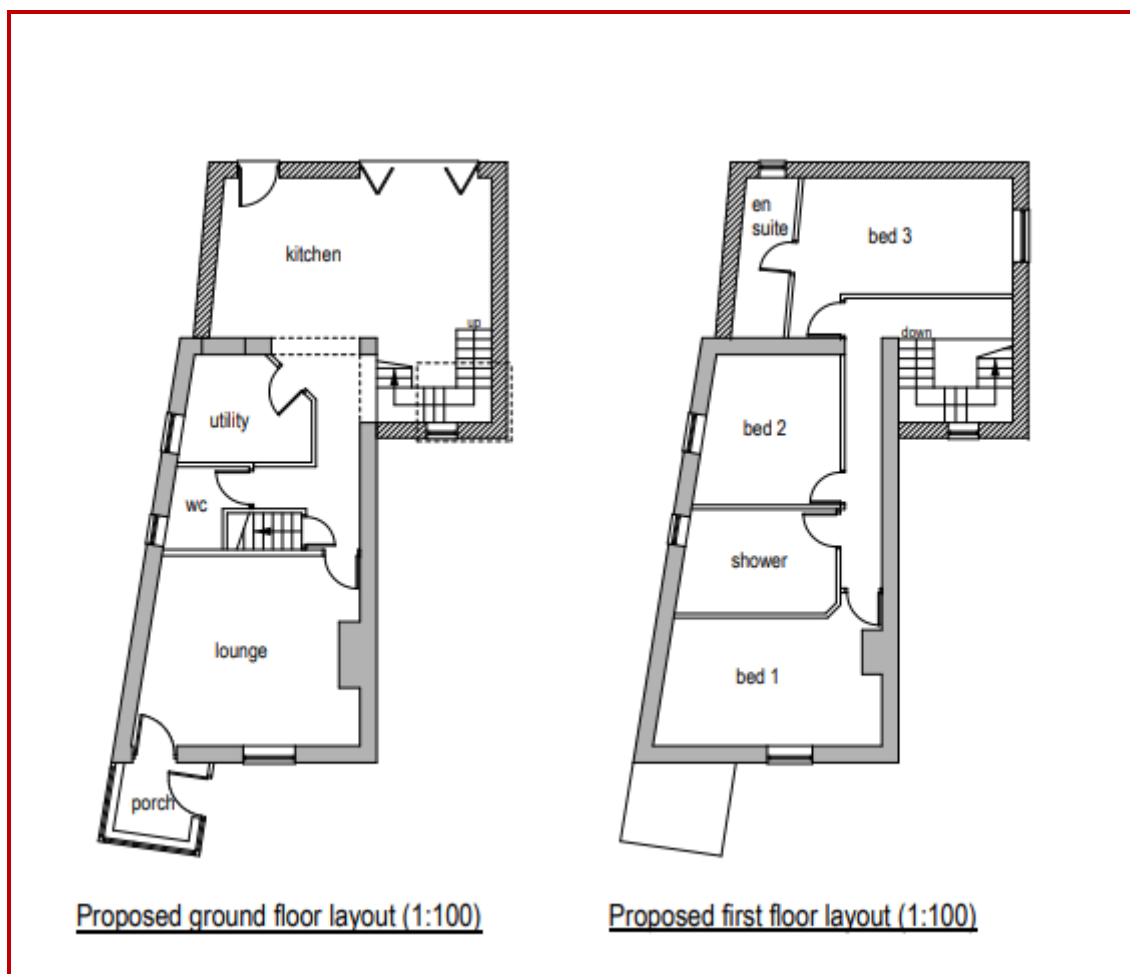
This picture shows the exiting access and rear garden parking.

Living Conditions of 5 Primrose Lane

It was noted in the planning appeal that no objections had been received to the application. Nonetheless it was found that a window in the upper floor of the northern elevation of the then proposal looked towards number 5 and as such impinged upon the privacy of the occupiers.

In the current proposal there is only an en suite window which will be obscure glazed and will not overlook number 5.

There are windows at ground floor to the kitchen but these were of no concern previously, the inspector stated clearly that the concerns were with a western most, first floor, rear facing window, there are no such windows in this proposal.

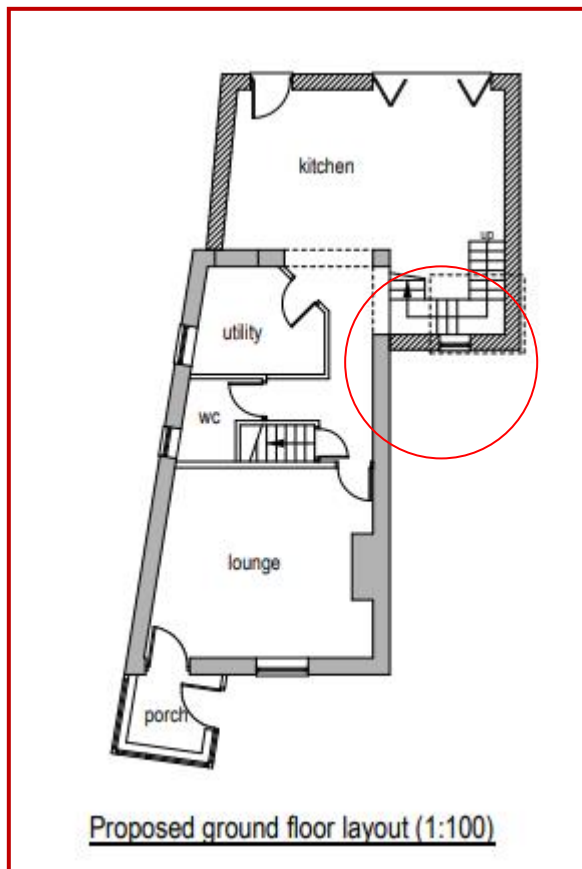


The Character and Appearance of The Host Building

The host building has an odd design as it was originally one half of a pair of dwellings, the other half has now been demolished leaving a somewhat shortened main elevation and an odd, stunted appearance.

This proposal is now much smaller than the refusals providing single room accommodation on each floor.

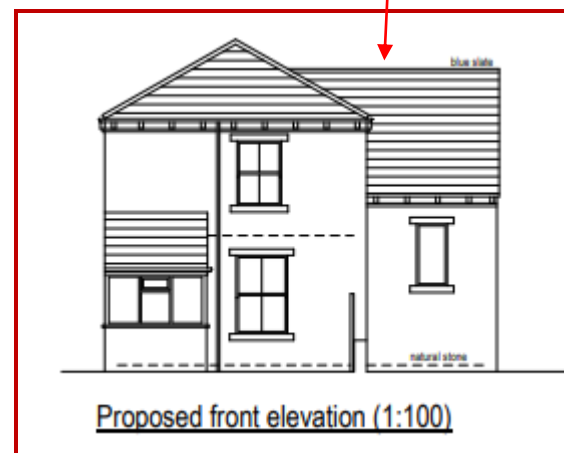
The following design features have been incorporated to ensure that this proposal remains subservient to the original dwelling.



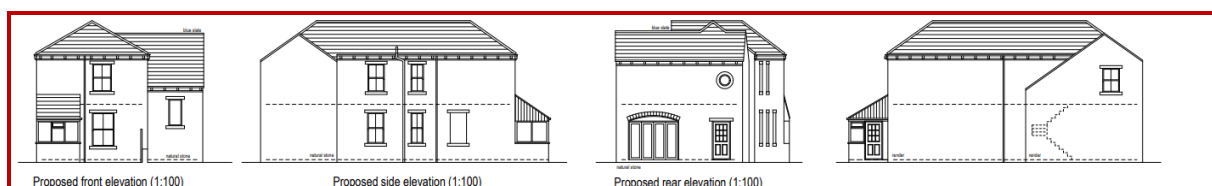
The extension is set a long way back from the front elevation onto Halifax Road.

Anybody looking at the property from the front will clearly be able to define that the new structure is an extension to the existing house.

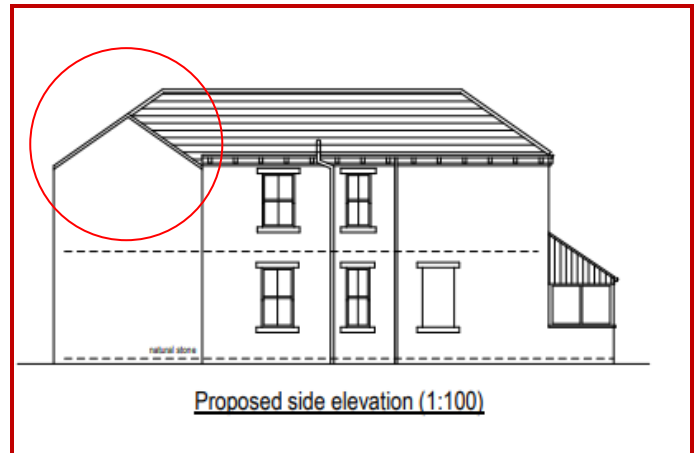
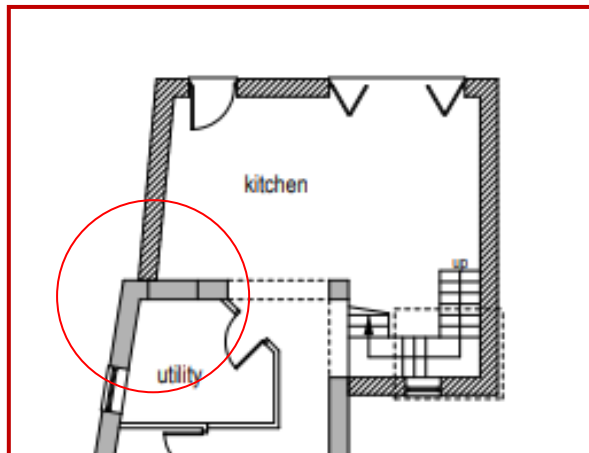
This is reinforced by a lower roofline.



Indeed the lower roofline is clearly visible on all elevations.



From Primrose Lane the new extension has a set back from the side wall and a subservient roof line.



It is our opinion that the significant reduction in scale of this proposal and the design features that we have highlighted address the previous concerns with regard to LP24 of the Local Plan, design guidance in the SPD and advice in the National Planning Policy Framework (the Framework).

Conclusions

The new proposals comply with all planning policy with regard to scale and design, they do not affect neighbours and sufficient and accessible car parking is provided and it is our conclusion that this application can be granted planning permission.

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