



PLANNING STATEMENT

For

Proposed Single Storey Side
Extension and Garage Conversion

At

281 Coppice Drive,
Netherton, Huddersfield,
HD4 7WT

For

Ms Natalie Heaton
and
Mr Alastair Townsley

Revision P02 - July 2023

[1] INTRODUCTION

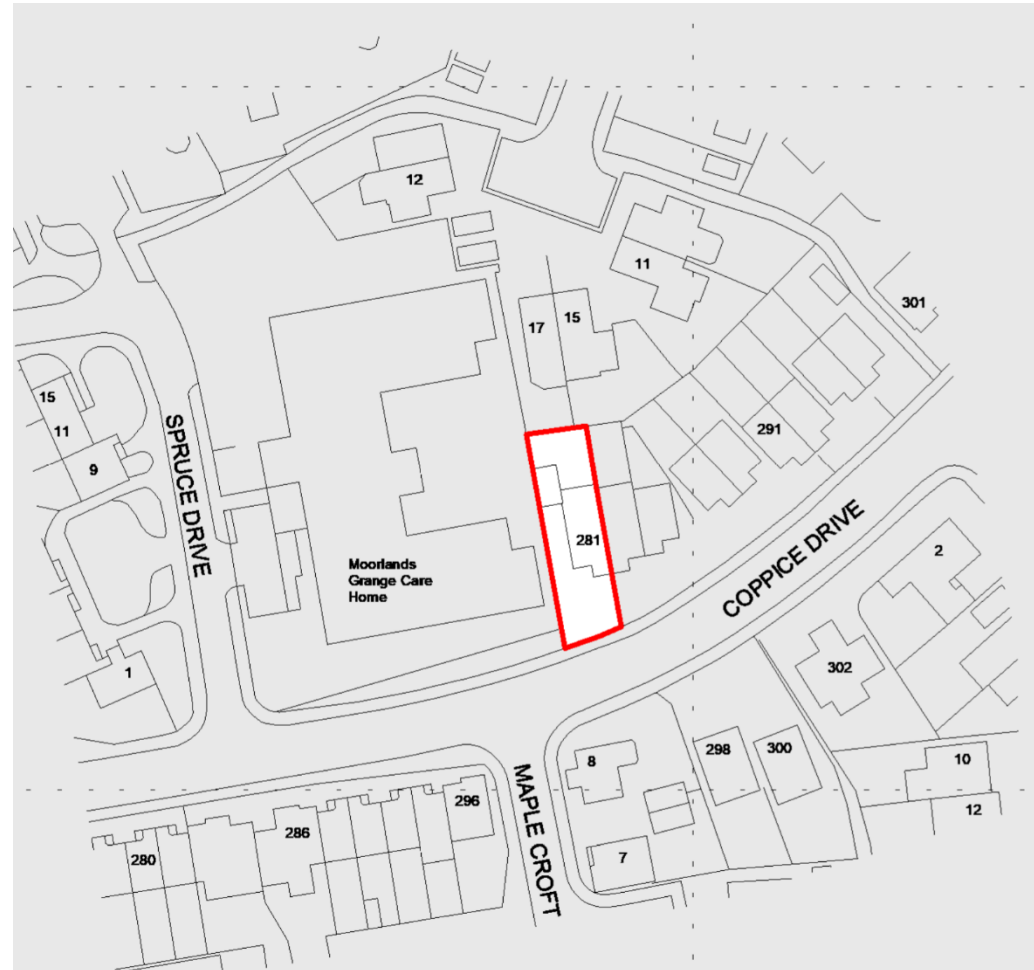
- 1.1 281 Coppice Drive is located on the Northern side of Coppice Drive adjacent to the Moorlands Grange Care Home.
- 1.2 281 Coppice Drive is a 3 bedroom semi-detached property constructed in approximately 2007 onwards.
- 1.3 281 Coppice Drive is a natural coursed stone faced property under a dark concrete tiled roof with grey uPVC windows.
- 1.4 281 Coppice Drive has a garden to the rear and a large drive with off road parking to the front and side.



Aerial Photograph

[2] LOCATION

- 2.1 281 Coppice Drive is accessed off Coppice Drive which is a main access road within the residential area of Netherton.
- 2.2 281 Coppice Drive is well served by public transport (bus) and is 350m away from South Crosland C of E Junior School and 240m from Netherton Infant and Nursery School.



Location Plan Extract

[3] EXISTING BUILDING

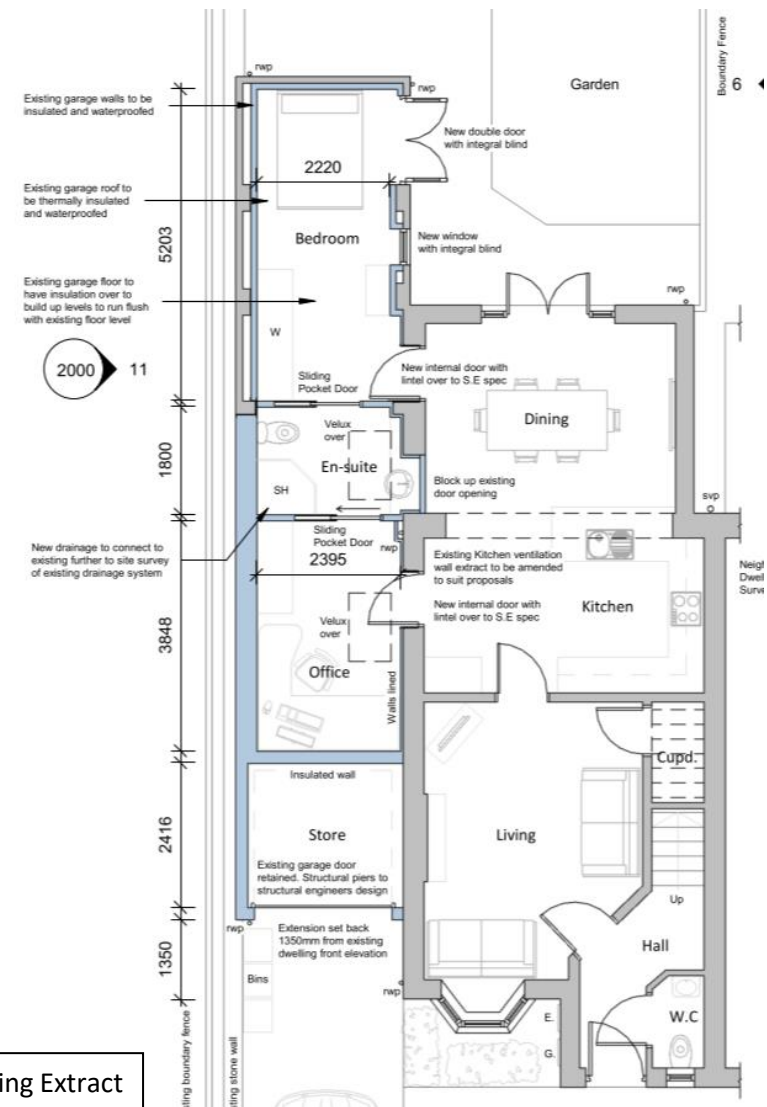
- 3.1 The current property was originally constructed back in approximately 2007.
- 3.2 The property had a single storey rear extension built in 2019 according to the Building Control records.
- 3.3 The property is in need of some light renovation and refurbishment works with some ageing elements within the original dwelling.
- 3.4 281 Coppice Drive is not a listed building and the closest listed building is 300m to the north on Moor Lane.
- 3.5 281 Coppice Drive is not located within a conservation area nor is it located within the green belt.
- 3.6 281 Coppice Drive has not had its permitted development rights removed.



Existing Dwelling Photo

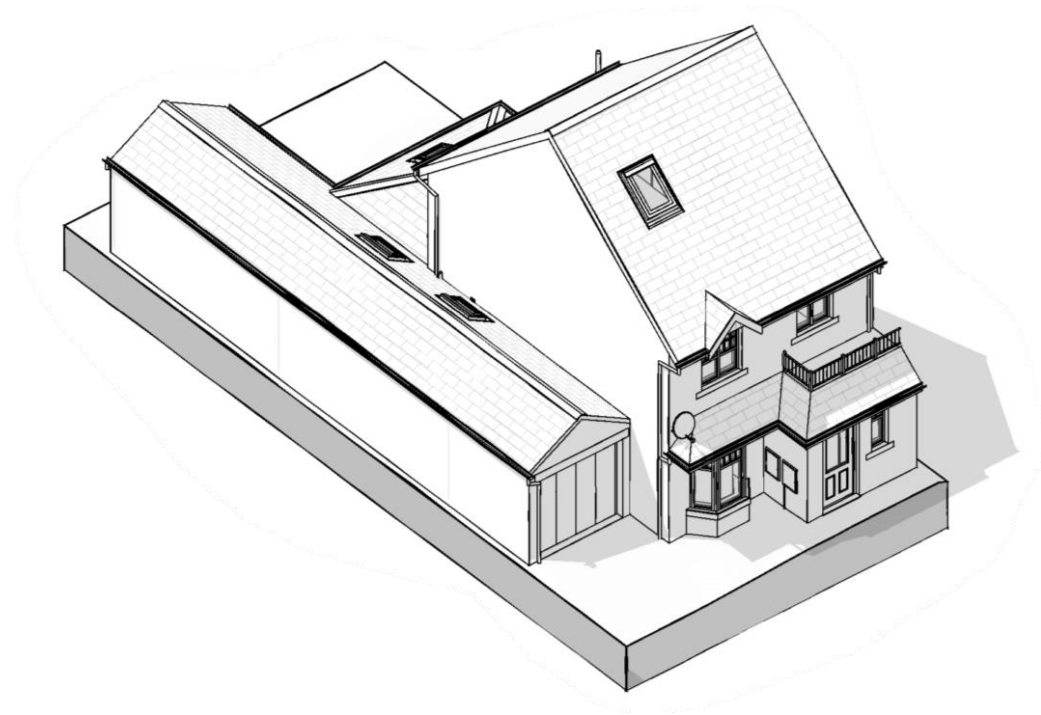
[4] PROPOSALS

- 4.1 The applicant is looking to convert the existing garage / store to an additional 4th bedroom to cater for their growing family needs.
- 4.2 The applicant is looking to extend the property at ground floor level to provide working from home facilities to support their careers
- 4.3 The applicant currently does not use the garage for parking their vehicles and is currently used as a garden store which will be retained within the proposals.
- 4.4 There will be sufficient space for 3 off road car parking spaces in accordance with the latest Kirklees Council SPD for House Extensions and Alterations.
- 4.5 The proposals have been designed in line with both the National Planning Policy Framework, Kirklees Local Plan (adopted February 2019) and the Kirklees House Extensions and Alterations SPD (June 2021)



Proposed Drawing Extract

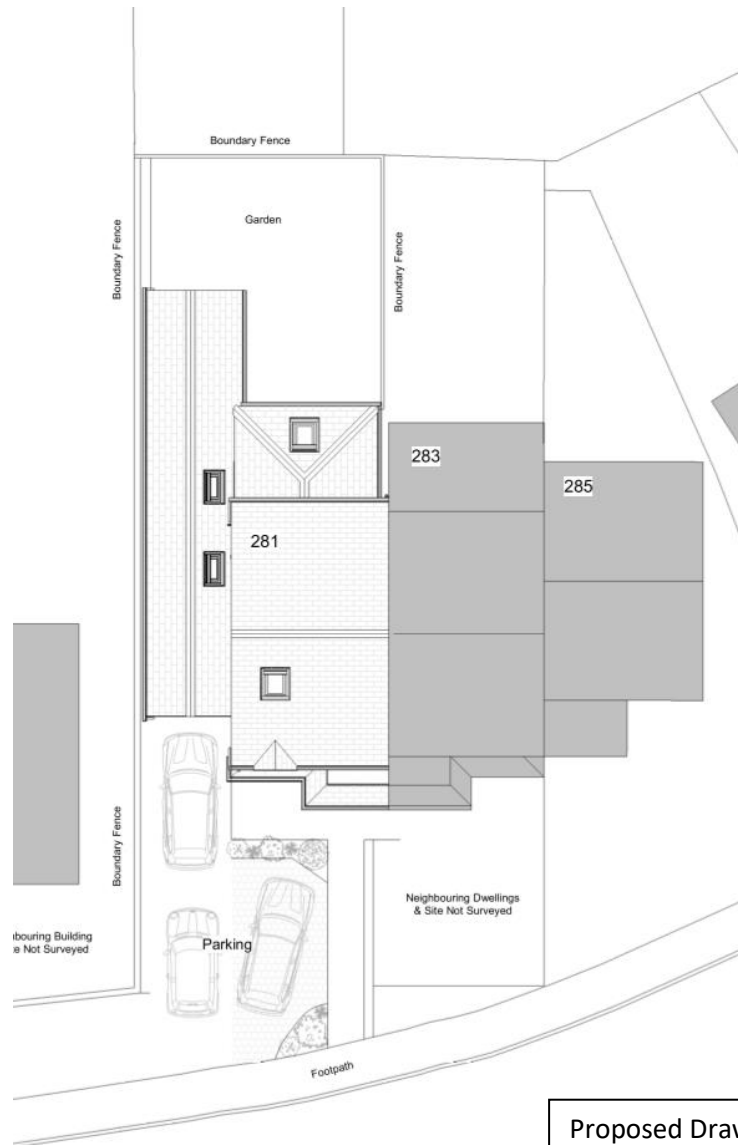
- 4.6 The proposals will be in keeping with the local character in terms of materials, architectural style and roof pitch.
- 4.7 The applicant is looking to future proof the property and help mitigate climate change with the installation of solar panels to the existing and proposed new roof and an electrical vehicle charging point to the front of the property close to the existing parking spaces.



Proposed Drawing Extract

[5] JUSTIFICATION

- 5.1 The proposals increase the existing building footprint by 23.5m²
- 5.2 The applicant has been looking to move home recently due to their expanding family but haven't found anything to suit their preference or budget. The applicant has since decided to review their current home in the hope of having it developed to provide the much needed space and better living environment.
- 5.3 The proposals can be seen as providing a high-quality extension and alterations which will enhance the appearance of the area and help improve well-being and quality of life of the building owners.
- 5.4 The well-designed proposal responds to the local context, character and climate emergency and will enhance the existing home, the quality of the neighbourhood and will also help mitigate and adapt to climate change.



PROPOSED SINGLE STOREY SIDE EXTENSION & GARAGE CONVERSION
281 COPPICE DRIVE, NETHERTON, HUDDERSFIELD, HD4 7WT
SUPPORTING PLANNING STATEMENT

- 5.5 The good quality design is appropriate to the site context and will make a positive contribution to the wider environment.
- 5.6 The proposed ground extension will not adversely affect the amount of light presently enjoyed by the neighbouring properties and gardens.
- 5.7 The proposed extension will have zero impact on immediate amenity.
- 5.8 The proposals respect the original house and garden in terms of its size and scale. The current area where the extension is proposed is a driveway which is not currently used and is shadowed by the high boundary wall and fence.
- 5.9 The proposals do not project further than the front of the original dwelling house. (Set back 1350mm)
- 5.10 The boundary wall will act as the extension outer edge which is currently the same situation as the garage and the relevant / suitable party wall matters will be undertaken by the applicant.



Front Elevation

1 : 100

Proposed Drawing Extract