URBAN BOX ARCHITECTS

JUSTIFICATION STATEMENT

25 Bishops Way, Meltham

Revision 1
5-22-2023

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 planning application reference 2023/90378 was refused on 3rd May 2023 with the following objection;

The proposed development would be located within close proximity to significant trees of substantial amenity value and those which are protected by a Tree Preservation Order. The development would lead to significant pressure to those trees for pruning and would have a direct conflict with the root protection and canopy area of these significant trees leading to a harmful impact of the development to the viability and longevity of the significant amenity and protected trees. To permit the development would be contrary to Policies LP24(i) and LP33 of the Kirklees Local Plan, policy within Chapter 12 and 15 of the National Planning Policy Framework and Key Design Principles 12 and 13 of the House Extensions and Alterations SPD.

Following the objection the design proposals have been amended to substantially reduce the size of the extension (reduced by over 60% in footprint and volume) and set back from the main façade by over 2.6metres. We believe that the reduced extension massing has further reduced the visual and physical impact on the adjacent trees to a low/negatable impact level. We therefore submit the amended proposals under a new planning application for the consideration of Kirklees Planning.

The following justification statement has been submitted in support of the application proposals.

SUMMARY OF DESIGN CONTEXT

1.1 Reason for Extending

Following refusal of the original planning application reference 2023/90378, which sought the enlargement of the existing bedroom and the creation of an ensuite bathroom, the proposed extension extents have been significantly reduced (over 60% footprint and volume) in response to the planning authority objections and now provide ensuite facilities only.

1.2 Proposed Design

The design proposals consist of a two storey side extension (1.3 x 3.495m) to the existing four bedroom detached residential house. The design seeks to create the additional accommodation space that is set back from the main façade of the house by some 2.6m and a 'step down' from the existing roof line to the new roof ridgeline. The new extension will seek to carefully take down and re-use 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 new roof will also use new roof tiles matched to the existing ones.

The rear 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 was raised by Kirklees Planning Department in regards to visual size of the proposed extension in the original application 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.

The revised design proposals seek to comply with the above guidance by creating a setback from the principal façade and thus removing this planning objections

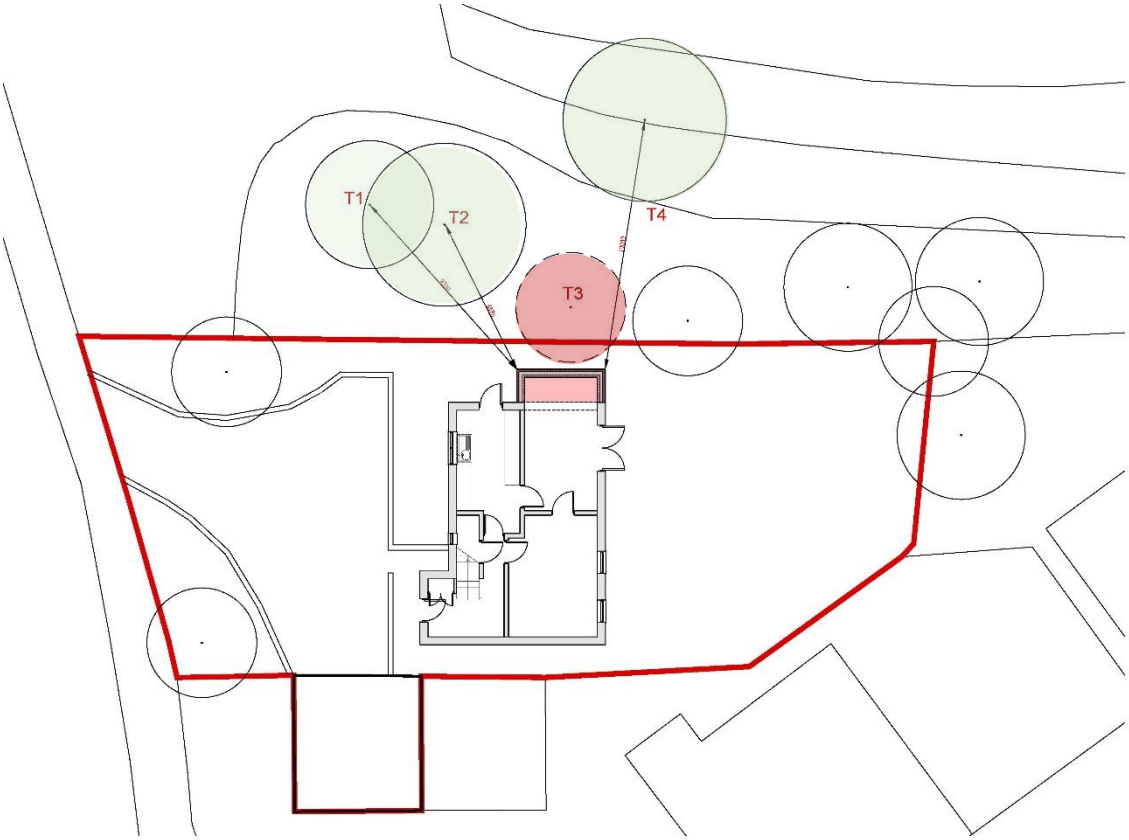
1.3.2 Impact to trees of significant visual impact under LP33 of Kirklees Local Plan

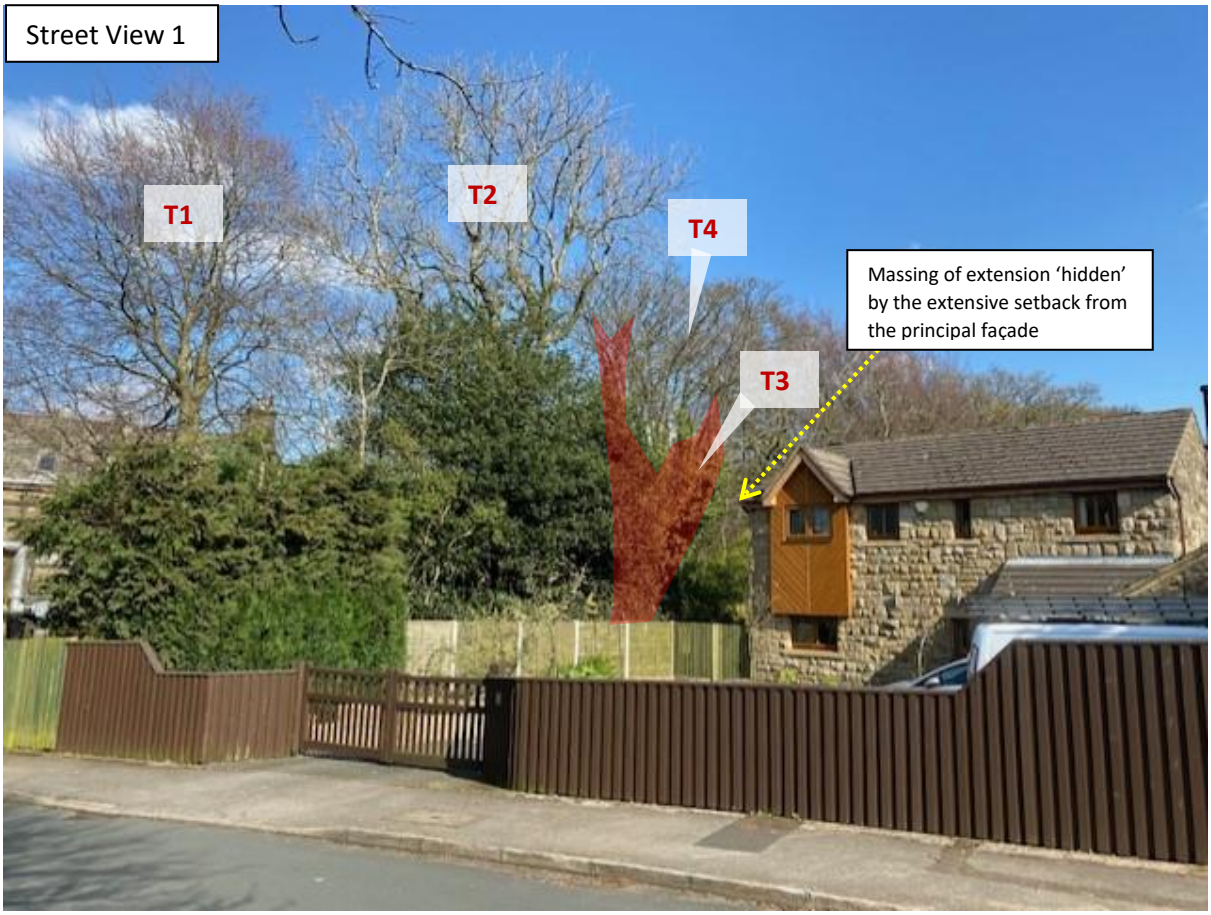
The second objection raised by Kirklees Council relates to the perceived visual impact of the proposed extension on the adjacent group of mature trees that are situated along the north eastern boundary of the property.

The original application undertook a visual assessment of the streetscape and enclosed 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.

Also trees within the group that provided a positive visual impact and trees that have no or low level of visual impact were identified. It was also noted 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.

We would note that only T4 is under TPO and is some 10 metres away from the proposed extension whilst T2 is 6.3 metres from the corner of the revised building extents.


T1
T2
T3
T4


Street View 1
T1
T2
T4
Massing of extension 'hidden' by the extensive setback from the principal façade
T3

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.

1.3.4 Tree Preservation Orders

The extract of the TPO map taken from Kirklees planning website, clearly shows that the TPO trees are located the far side of the public footpath and that T1, T2 & T3 are not covered by Tree Preservation Orders.



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 setting back of the proposed extension from the existing principal façade by over 2.6 metres makes the extension subservient to the main house and in compliance with the House Extensions & Alterations SPD .

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