



PLANNING STATEMENT

For

Proposed First Floor Rear
Extension & Associated Internal
Alterations

At

12 Bayfield Close,
Hade Edge, Holmfirth,
HD9 2QX

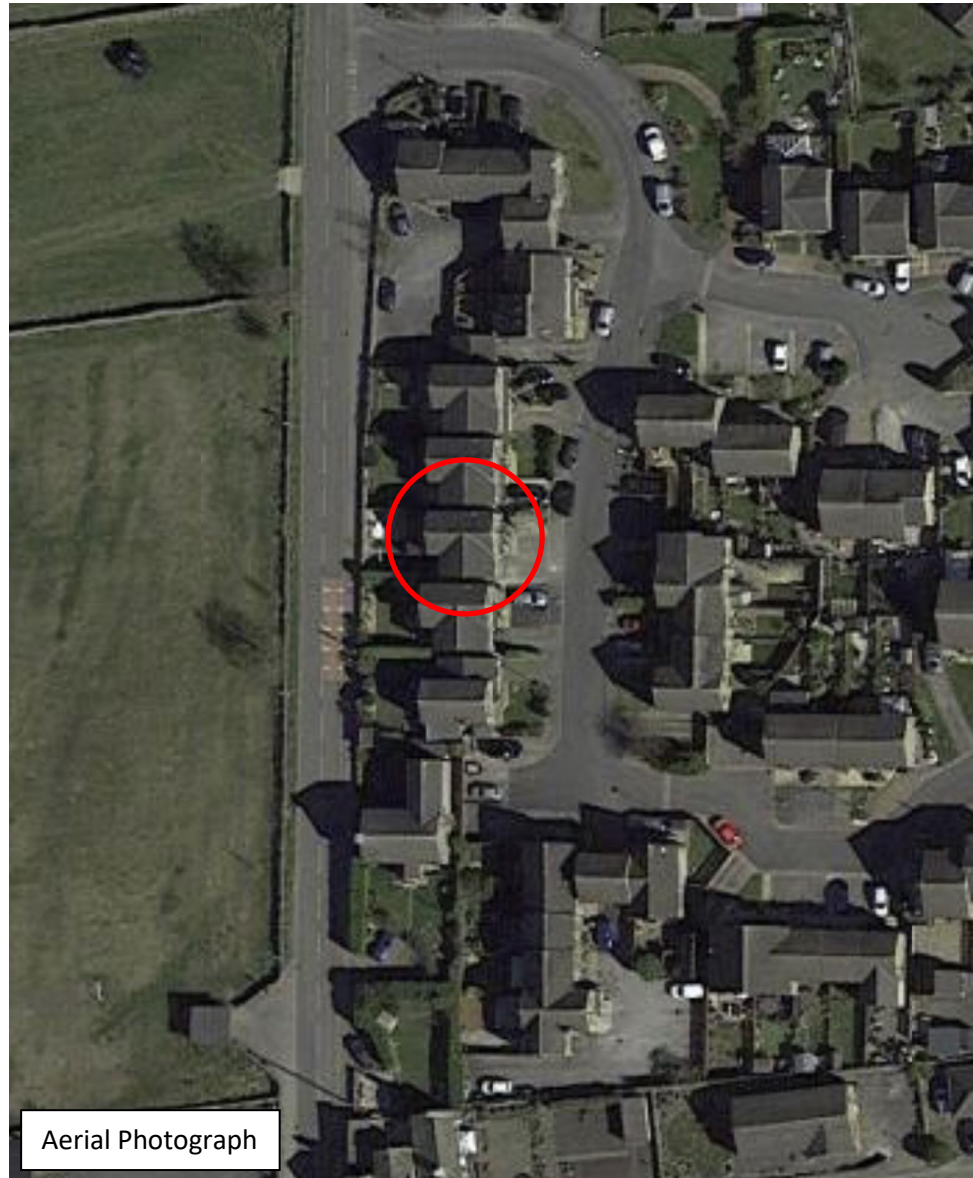
For

Mr Jack Cooper &
Miss Danielle Hinchliffe

June 2023

[1] INTRODUCTION

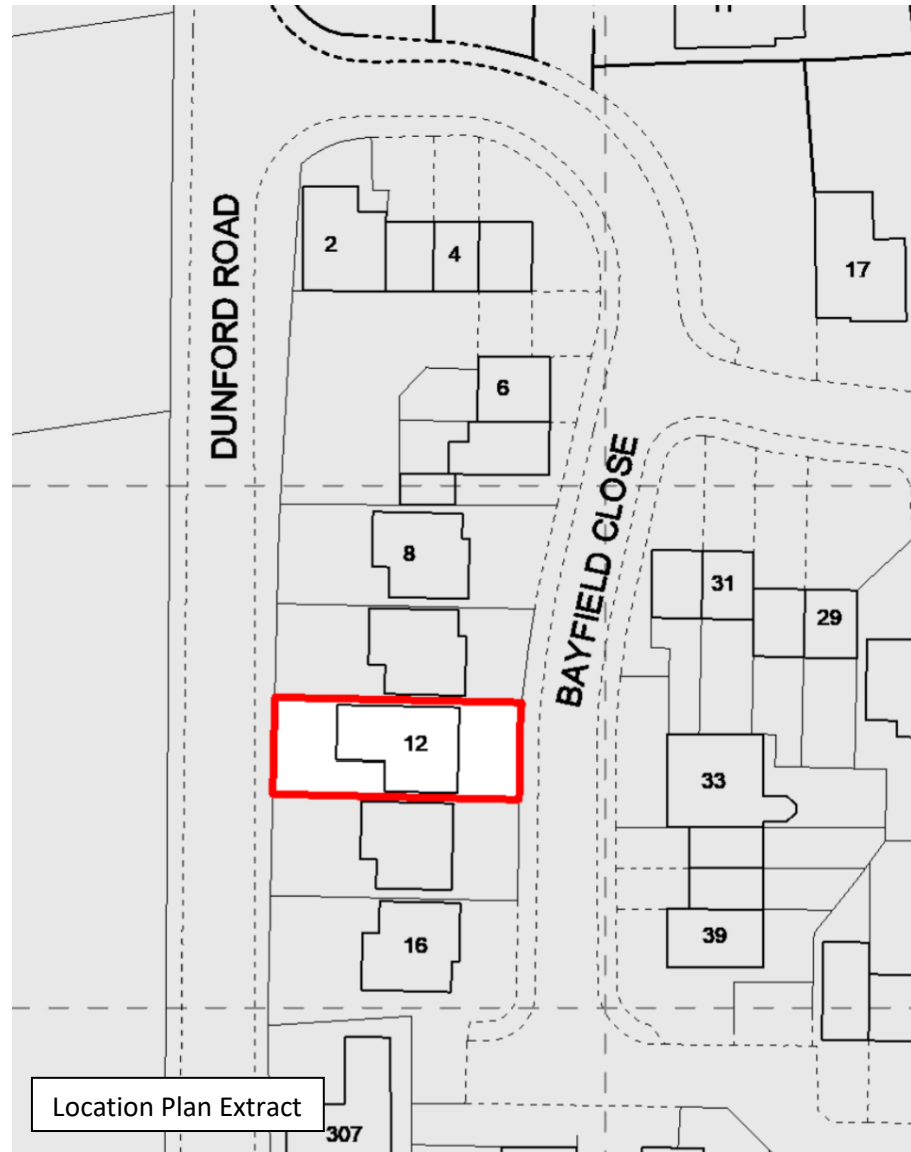
- 1.1 12 Bayfield Close is located on the Eastern side of Dunford Road.
- 1.2 12 Bayfield Close is a 4 bedroom detached property constructed in the early 1990's
- 1.3 12 Bayfield Close is a natural coursed stone faced property under a concrete tiled roof with uPVC windows in Grey to front and Brown to rear.
- 1.4 12 Bayfield Close has a garden to the rear and a large drive with off road parking to the front.



Aerial Photograph

[2] LOCATION

- 2.1 12 Bayfield Close is accessed off Dunford Road which is one of the main access roads within Hade Edge.
- 2.2 12 Bayfield Close is well served by public transport (bus) and is 135m away from Hade Edge School.



[3] EXISTING BUILDING

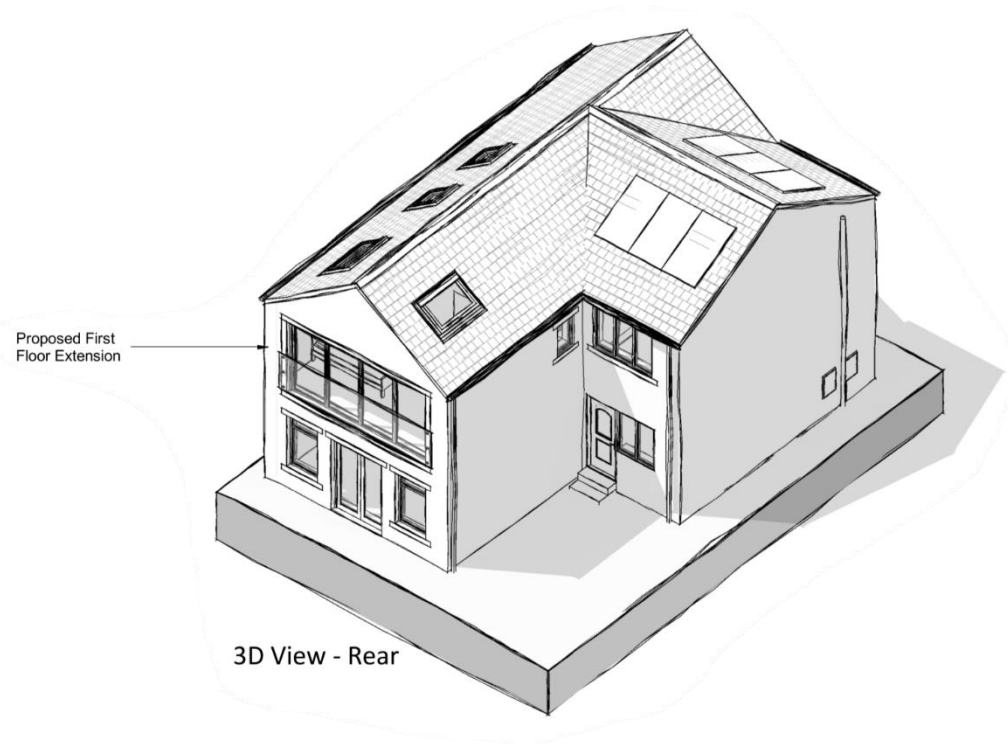
- 3.1 The current property was originally constructed back in the early 1990's
- 3.2 The property had a single storey rear extension built in 1999
- 3.3 The property converted the original garage into a living area and utility back in 2001 including a first floor extension over to create an additional bedroom.
- 3.4 The property is in need for some light renovation with some ageing elements within the building
- 3.5 The existing single storey rear extension requires thermal upgrades to the floor and roof due to heat loss from poor previous construction methods and build-ups.
- 3.6 12 Bayfield Close is not located within a conservation area or within the green belt.
- 3.7 12 Bayfield Close had its permitted development rights removed in 1991



Existing Dwelling (rear)

[4] PLANNING HISTORY

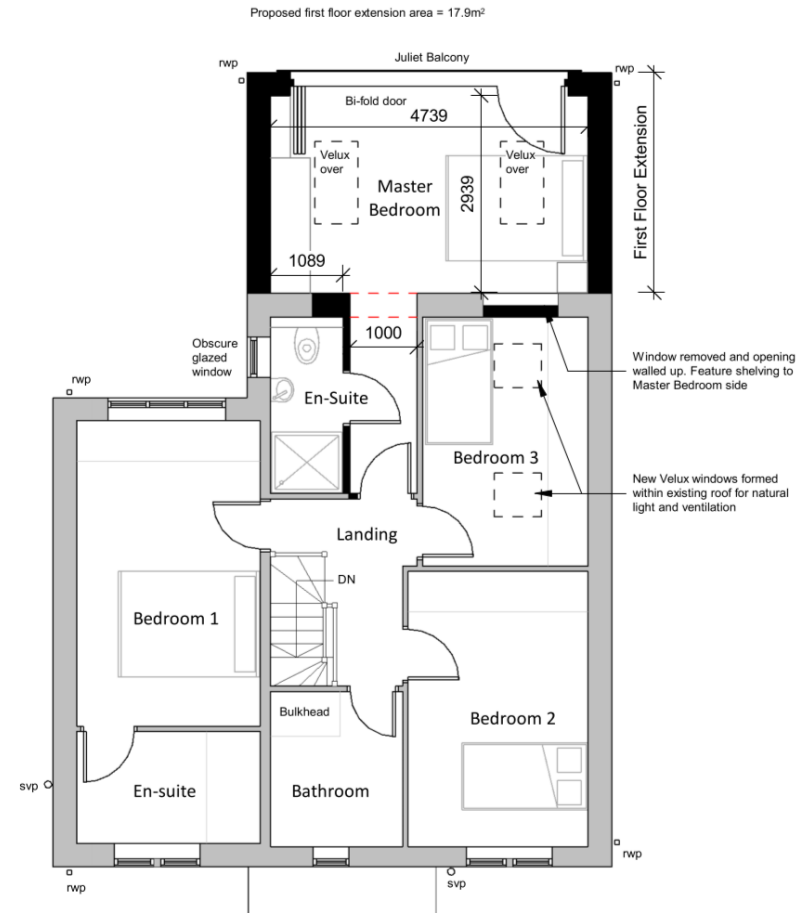
- 4.1 This planning statement is to support a householder planning application which is a resubmission for a previous (withdrawn) application reference: 2023/90874
- 4.2 This application has addressed the local authorities comments with regards to;
- Form
 - Scale
 - Layout
- 4.3 The proposals are considered to be subservient to the original building and are in keeping with the existing building in terms of scale, materials and details
- 4.4 The proposals minimize the impact on residential amenity of future and neighboring occupiers.
- 4.5 The proposals are not in a prominent position, are in keeping with the built development in form and scale and there is no 'significant bulk and massing' to the proposed design.



Proposed Drawing Extract

[5] PROPOSALS

- 5.1 The applicant is proposing to extend at first floor on top of the ground floor extension to create a master bedroom suite to enjoy the extensive view out to the West.
- 5.2 This first floor extension provides a larger 4th bedroom for the applicants growing family.
- 5.3 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)
- 5.4 The proposals will be in keeping with the local character in terms of materials, architectural style and roof pitch.
- 5.5 The applicant is looking to future proof the property and help mitigate climate change with the installation of solar panels to the roof and an electrical vehicle charging point to the front of the property close to the existing parking spaces.

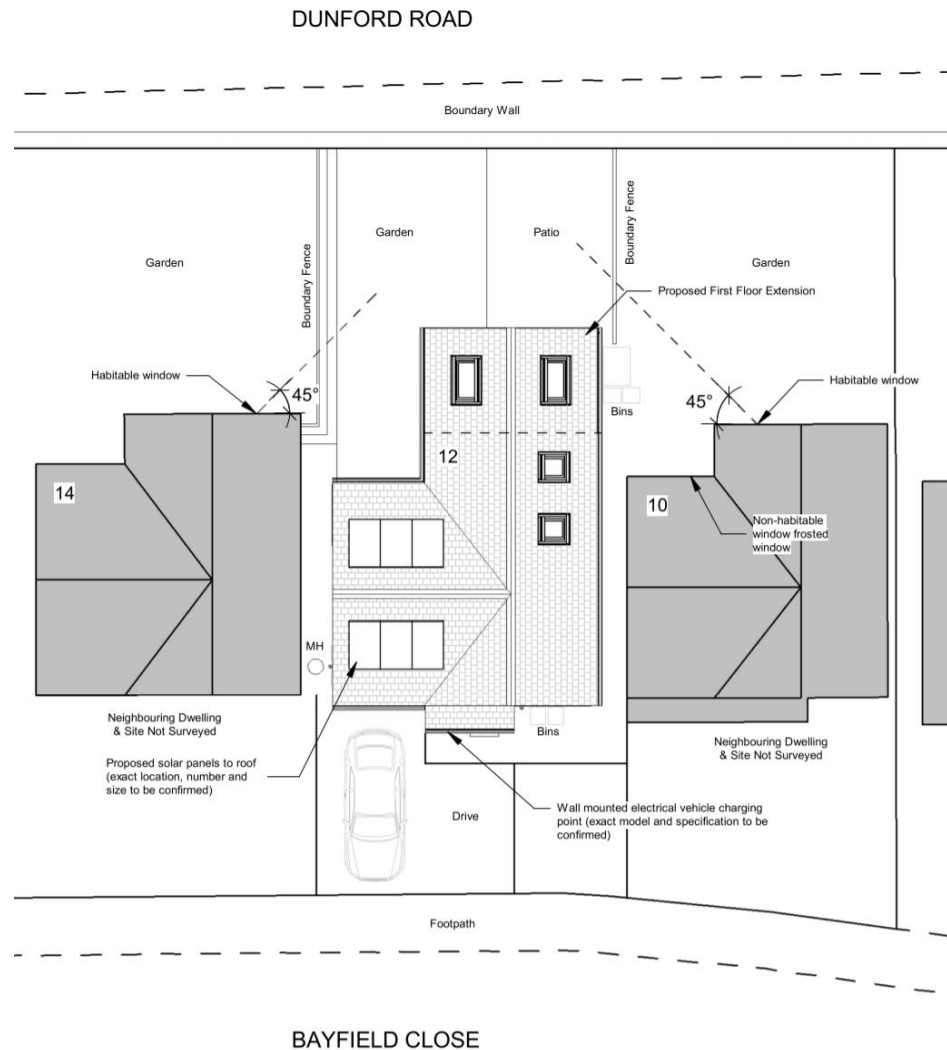


First Floor Plan

Proposed Drawing Extract

[6] JUSTIFICATION

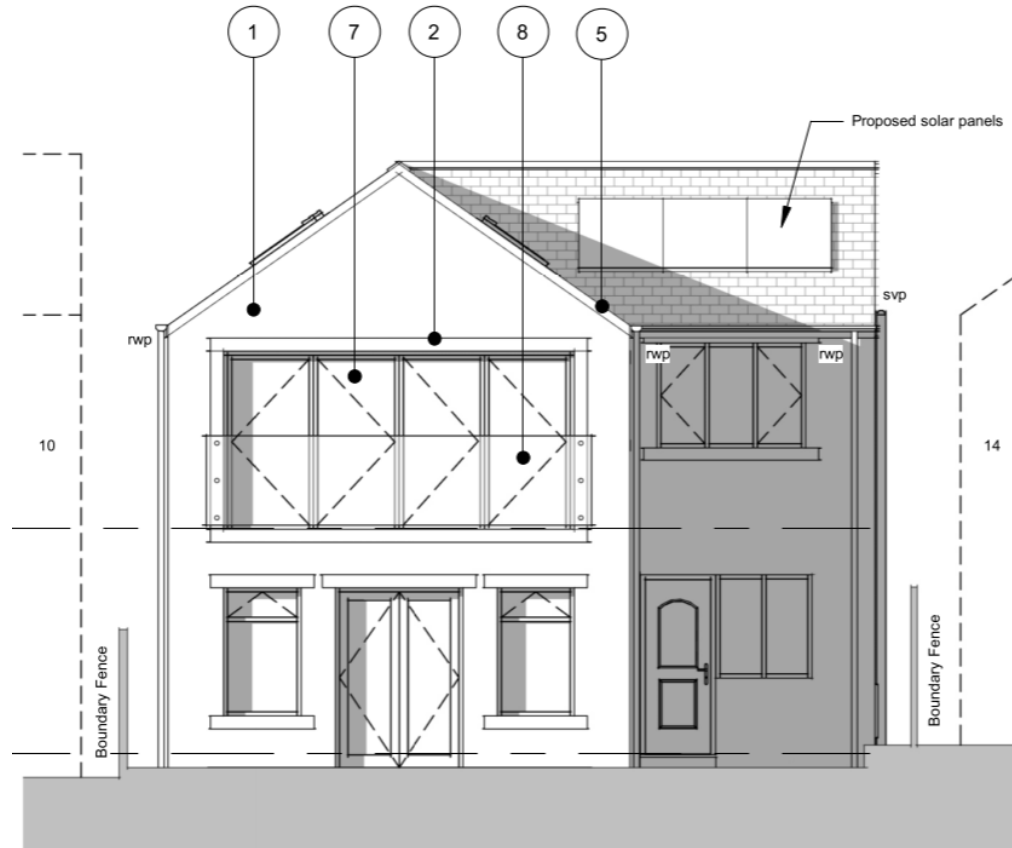
- 6.1 The first floor extension is to be built over the same footprint of the ground floor rear extension and creates an additional first floor space of 17.9m²
- 6.2 The proposals can be seen as providing a high-quality extensions and alterations which will enhance the appearance of the area and help improve well-being and quality of life of the building owners.
- 6.3 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.
- 6.4 While the proposals aim to comply with the Kirklees SPD as described above, this innovative and contemporary design will enhance the appearance and character of the immediate building and area.
- 6.5 The high-quality, contemporary design is appropriate to the site context and will make a positive contribution to the wider environment



Proposed Drawing Extract

PROPOSED FIRST FLOOR EXTENSION
12 BAYFIELD CLOSE, HADE EDGE, HOLMFIRTH
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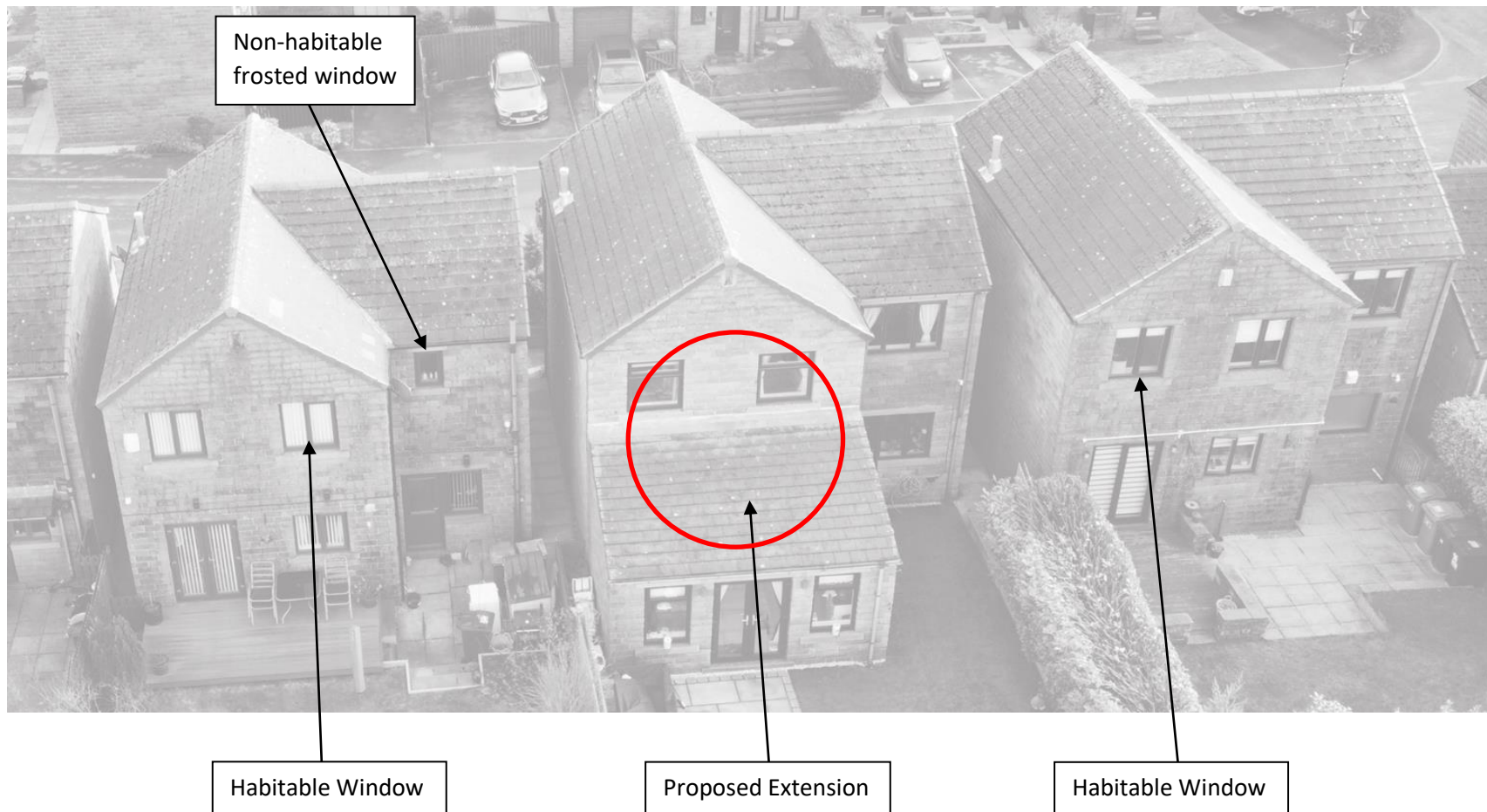
- 6.6 The proposed first floor extension will not adversely affect the amount of light presently enjoyed by the neighbouring properties and gardens.
- 6.7 Lines have been drawn at 45 degrees on the site layout plan from the neighbouring habitable windows to illustrate that the proposed extensions have little impact on amenity.
- 6.8 The proposals respect the original house and garden in terms of its size and scale.
- 6.9 The proposals do not project more than 4m from the original back wall of the detached house. (First floor extension built over existing ground floor extension)



Rear Elevation

Proposed Drawing Extract

PROPOSED FIRST FLOOR EXTENSION
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The photograph above illustrates the neighbouring properties and their habitable windows in relation to the proposed first floor extension.