



Supporting Planning Statement

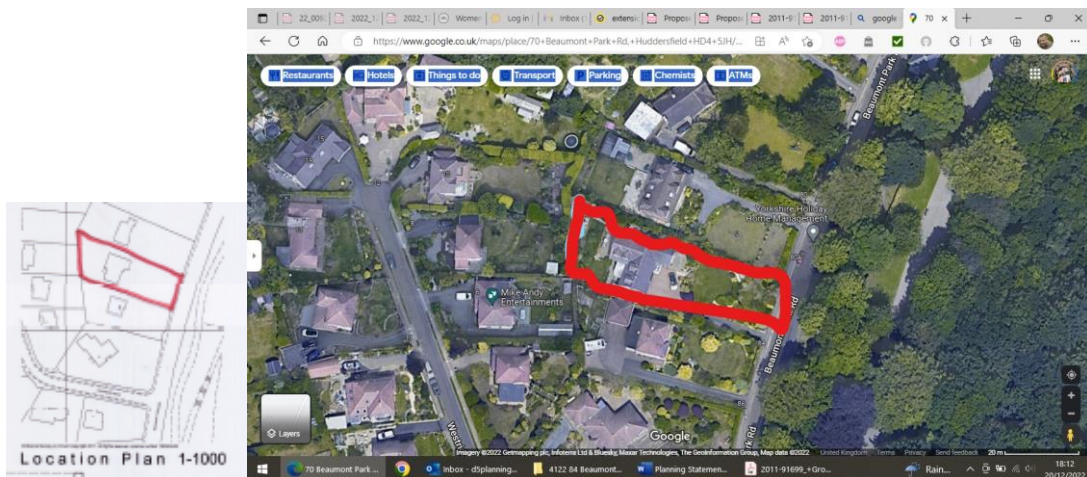
**PROPOSED ALTERATIONS TO REFORM
AND EXTEND EXISTING GARAGE AT 84
BEAUMONT PARK ROAD, BEAUMONT
PARK, HUDDERSFIELD HD4 7AY**

Date: July 23

Reference: HPS4122

1.0 Introduction and Location

- 1.1 This statement has been prepared by **Householder Planning Services** on behalf of Mr & Mrs D Collins to support an application for a Certificate of Lawfulness for reforming a previous side extension that forms a garage at 84 Beaumont Park Road, Beaumont Park, Huddersfield HD4 7AY. The proposed development in part seeks to reconfigure an existing garage space to provide a more useable space.
- 1.2 The host property is a detached bungalow set back from the road in an elevated position.



- 1.3 The photo below shows the existing garage where it can be seen there are two up and over doors that limit the ability of the occupants to fit their cars in.

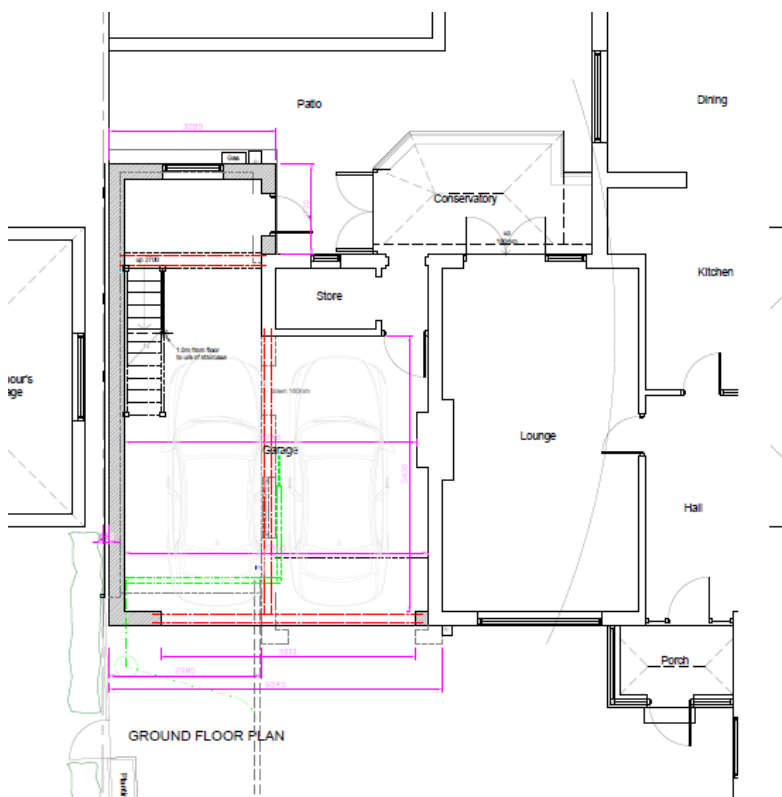


2.0 The application

- 2.1 The application is for a Certificate of Lawfulness for proposed development to reform an existing side extension. The works effectively replace the existing garage by effectively reconfiguring it as a re-build to provide a more useable space. It continues the existing roof line to provide a more harmonious front elevation providing a positive visual impact on Beaumont Park Road.



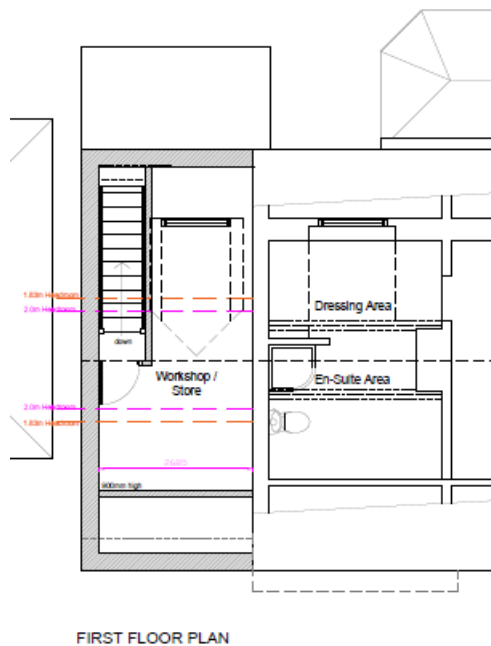
SOUTH EAST ELEVATION



GROUND FLOOR PLAN

- 2.2 From the layout plan above it can be seen that an opportunity has been taken to set the existing garage back so it lines up with the existing front wall to the lounge.

- 2.3 The proposed reform also provides for space at first floor level to provide a hobby space/workshop area for the occupants.



3.0 Relevant Planning History

- 3.1 Application 2011/91699 – Erection of single storey and dormer extension – Granted 18/8/2011.

4.0 Permitted development

- 4.1 We consider the proposed reform to fall within permitted development as set out in Schedule 2, Part 1, Class A of the General Permitted Development Order. The relevant parts are highlighted below.

PART 1

Development within the curtilage of a dwellinghouse

Class A – enlargement, improvement or other alteration of a dwellinghouse

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse; It does not.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse; It does not.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; It does not, or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey

and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse; It does not.

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres; It does not.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse; or

(k) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse.

- 4.2 From the above it can be seen that the reform of the existing garage does not conflict with the above elements and is therefore considered as permitted development. Full plans are submitted with the application.

5.0 Conclusion

- 5.1 For the above reasons we consider that the proposed development is permitted development and a Certificate of Lawfulness should be granted.