

**76 Heator Lane, Upper Cumberworth, Huddersfield HD8 8XJ**

**Statement to support a Planning Application for a two storey side extension, detached garage and external alterations following the demolition of an existing single storey side extension, detached garage and outbuilding.**

The previous application for this development 2023/62/91110/E was refused on 19 June 2023. This new application hopes to address the reasons for refusal by means of the following revisions to the proposals:-

**Two storey side extension**

- The footprint of the proposed two storey side extension is now less than that of the existing single storey side extension proposed for demolition.
- The ridge height and eaves height of the proposed extension have been lowered from that in the refused application and the extension is set further back on the front and rear elevations than the refused application.
- The proposed materials for the whole of the extension would now match the original dwelling, ie coursed natural stone walls, stone slate roof facing the road and replica stone slate roof facing the field .

**Detached garage**

- The proposed garage is now a conventional single storey type with a ridge height of approx. 4m above driveway level. The garage is smaller in height than the existing garage.
- The proposed garage is significantly smaller than the existing garage that would be demolished, 42m<sup>2</sup> gross floor area compared with 54m<sup>2</sup> gross floor area.
- The proposed garage would be built from materials to match the house, ie coursed natural stone walls and replica stone slate roof.
- The proposed garage would be set back from the road frontage which would reduce its prominence compared to the existing garage which sits on the back edge of the footway. This arrangement would also create off road parking in front of the garage door which would eliminate difficulties in accessing the existing garage doors from the road.

This revised application proposes a significant net reduction in volume of new additions compared to the refused application. The proposals are now wholly in keeping with the materials, scale and design of the local character. The proposed two storey side extension is less prominent and more subservient to the original house. The proposed garage is now of reduced size than the refused application and is also smaller and less prominent than the existing garage.

James Moorhouse  
July 2023