

Planning Statement

October 2023

23 Broombank, Birkby, Huddersfield, HD2 2DJ

This planning statement has been prepared in support of a planning application for a double-storey side extension at 23 Broombank, Huddersfield.

The property has had the following previous planning applications:

- 2022/93170 Sept 2022 - Erection of two-storey front extension - REFUSED
- 2021/93787 Sept 2021 - Erection of single-storey front extension - APPROVED
- 2014/90467 Feb 2014 - Erection of single-storey extension - APPROVED
- 2001/92182 July 2001 - Erection of first-floor extension - APPROVED

The reason for the application 2022/93170 was to address level issues inside the house. Currently, there are steps down and headroom issues on the ground floor as part of the extension that was built in February 2014. To resolve this, the first floor and the roof of the 2014 extension would need to be raised. The application in September 2022 was designed to resolve these issues and to maximise the floor space available.

Following the refusal of the 2022 application and review of the Delegated Report, we are now resubmitting with a revised proposal to address the issues raised for refusal. A key reason for refusal taken from the Delegated Report is:

"By reason of its design and scale, would add substantial bulk and massing to the host property which, with previous extensions, would cumulatively dominate the original dwelling."

The following have been considered in the revised proposal:

1. The ground floor has been set back 0.5m from the host property to comply with the SPD.
2. The internal garage has been increased to 6m x 3m to comply with the minimal space standard. This with the two car parking spaces in the drive will provide a total of three car parking spaces required for a five-bedroom house.
3. The first floor at the front of the property has been set back 1.5m from the host and 1m from the ground floor to break up the massing and mitigate the cramped appearance from the front elevation of no.25. This type of setback between ground and first floor is common feature in the area.
4. The ridge of the extension and eaves have been lowered from the host, so that the extension is more subservient to the original house.

We hope that the changes listed above help to address the issues of the previous application. The changes and the new extension will help to bring the new and previous extensions into a more holistic design. The design will also resolve the issues of levels and headroom of the current house, which will provide a better use now and in the future.