

# Robert Halstead

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Planning    Development

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## Planning Supporting Statement for a Certificate of Lawful Proposed Development at 47 Sharp Lane, Almondbury, Huddersfield, HD4 6SS

### Introduction

This planning statement accompanies a Certificate of Lawful Proposed Development application at 47 Sharp Lane, Almondbury, Huddersfield. The property is a two-storey detached rendered house with a flat roof. The property is located in a semi-rural location, approximately 0.5km south-west of the centre of Almondbury. Neighbouring residential properties are situated either side of the application site along Sharp Lane with open fields to the front and rear. Access to the property is via a driveway from Sharp Lane.



Photograph from the front of the dwelling

### Planning History

92/00184 – Erection of attached garage (southern elevation) - Approved

### The Proposals



As the Location Plan and the proposed plans and elevations demonstrate, the proposed extension would not result in the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceeding 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;

The height of the proposed extension is 3 metres which as can be seen from the proposed plans and elevations falls below the highest part of the roof on the existing dwellinghouse.

- 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;

The extension is proposed to have a flat roof. As such, the eaves of the extension are 3 metres in height. As can be seen from the proposed plans and elevations, this falls well below the height of the eaves on the existing dwellinghouse.

- e) The enlarged part of the dwellinghouse would extend beyond a wall which –  
i) Forms the principal elevation of the original dwellinghouse; or  
ii) Fronts a highway and forms a side elevation of the original dwellinghouse;

The proposed extension would be located on the north-eastern side elevation. This elevation is neither the principal elevation of the original dwellinghouse and it does not front a highway.

- 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;

N/A

- g) 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;

N/A

- 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 being enlarged which is opposite the rear wall of that dwellinghouse.

N/A

- 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;

The proposed extension would be built within 2 metres of the boundary of the curtilage of the dwellinghouse. However, the height of the eaves at 3 metres is acceptable under this clause.

- 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;

The proposed extension would be single storey with a height of the 3 metres. The width of the extension would be 3.4 metres. The width of the original dwellinghouse is 13.8 metres. The extension would therefore not have a width greater than half the width of the original dwellinghouse.

- ja) Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs e) to j);

The proposed extension would be joined to the original dwellinghouse only and would not be joined to any previous extensions. The proposed extension would therefore not exceed the limits set out in sub-paragraphs e) to j).

- k) It would consist of or include –

- i) The construction or provision of a veranda, 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.

The proposals would not include any of the above.

- l) The dwellinghouse was built under Part 20 of this Schedule (construction of new dwellinghouses).

The dwellinghouse was not built under Part 20 of this Schedule.

A.2 This section relates to dwellinghouses on article 2(3) land. The proposed extension is on a dwellinghouse not on article 2(3) and therefore this section does not apply.

### A.3 Conditions

- a) The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

All materials would be similar in appearance with those on the existing dwellinghouse, as shown on the proposed plans.

Conditions b) and c) relate to extensions of two storeys or more. The proposed extension is only single storey and therefore these conditions do not apply.

A.4 This section relates to conditions which apply to development permitted by Class A which exceed the limits in paragraph A.1 f) but is allowed by paragraph A.1 g) (larger home extensions). This application is not seeking approval for a larger home extension and therefore these conditions do not apply.

### Conclusion

Based on fulfilling the above criteria, it is considered that the proposed development falls within permitted development rights for both Part 1 Class A (side extension) and Part 11, Class B (demolition).

We therefore respectfully request that the enclosed Certificate of Lawful Proposed Use is granted accordingly.

Please do not hesitate to contact us should you have any queries.

Robert Halstead Surveyors & Town Planners

October 2023