

Planning Statement

No. 3 Nields road, Slaithwaite

Single storey rear extension.

The application is for a single storey rear extension to provide kitchen accommodation to the existing property

Previous applications for alterations to the property have been refused and dismissed at appeal, these related to the addition of a second storey to the existing outrigger which forms part of the original dwelling. The reasons for refusal related solely to the rear second storey extension due to adverse impact on the neighbouring properties external amenity.

This application seeks to provide much needed additional living accommodation by the addition of the rear extension and conversion of the existing kitchen space into a 4th bedroom.

The rear extension in terms of depth meets the requirements under General permitted development rights afforded to the property under class A (g) which allows a detached property to extend to the rear of up to 8.0m, however due to the existing outrigger the required width cannot be considered under GDPO as it would be over half the width of the existing dwelling and therefore not meet the GDPO requirements. The proposed infills the rear to the extent of the existing outrigger which has set a precedent on extent.

The extent of the proposed does not exceed the 50% allowance of the curtilage, has no impact on any neighbouring properties in terms of overlooking or overshadowing of external amenity space. The height of the proposed does not exceed the height of the existing outrigger and would not be seen from number 1 Neild's road and has no impact on number 1 Neild's road.

The proposed meets the requirements of the Kirklees house extensions and alterations SPD, except for the depth which would meet the requirements under GDPO class A(g). It is noted that the SPD does not accord with GDPO class A (g) for larger home extensions. The larger extent of the proposed has no negative impact on the existing dwelling or neighbouring properties.