

Statement in support of proposed single storey extension at **1 Greenroyd Avenue, Cleckheaton BD19 4DY**



JG-D has been instructed by Mr & Mrs D West to submit a householder planning application for the erection of a single storey extension at Greenroyd Avenue, Cleckheaton.

The host property is a well proportioned stone and rendered detached dwelling within an enclosed plot positioned at the junction of Greenroyd Avenue and Green Lane, 30m from Hunsworth Lane and 50m from the junction with A58 Whitehall Road.

In contrast to its neighbours the principle elevation of 1 Greenroyd Avenue faces East, separated from the Hunsworth Community Association building by a vertically boarded timber fence and established Leylandii hedge. The dwelling has been extended to the rear (Approval no 2006/62/93214/E1) – addressing Greenroyd Avenue - with a single storey dining room and attached wc space below a hipped slate roof which in conjunction with the existing garage creates an enclosed external courtyard. The extension flows into the existing kitchen space which provides access to the parking apron and site entrance. Double doors lead into a generous living space which in turn provides access into the existing conservatory.

Although the accommodation is well sized and presented, the existing conservatory is an unconditioned space set below the main house and is viewed by the applicants as an opportunity missed. This submission seeks to replace the existing Conservatory with a single storey leanto extension across the full width of the elevation, spanning across the existing front door which is considered redundant. The extension is viewed by the applicants as a catalyst for the restructuring of the existing ground floor space.

The existing natural stone plinth will be continued from the host dwelling to support a rendered blockwork cavity construction below a natural slate roof. Feature windows will create glimpses onto the existing amenity lawn whilst large scale rooflights will provide generous illumination. The existing dividing wall to the kitchen will be relocated to reduce the existing living room – creating a reading area – whilst extending the kitchen to create an open plan dining space with island kitchen.

All materials are envisaged to match existing.

The site has an area of 356sqm. The existing buildings have a footprint of 80.8sqm, the proposed scheme 91sqm which is <30% coverage.

In terms of local planning policy, the new extension is considered to be similar in scale to the Conservatory it replaces. Local Plan Policy LP24 promotes good design by requiring extensions to be *subservient to the original building*, and *in keeping with the existing buildings in terms of scale, materials and details*. It is opined that the proposed scheme meets these criteria.

The Kirklees House Extensions and Alterations SPD expands on the requirements of the Local Plan with a series of key principles. Extensions abound along Greenroyd Avenue, many to the side and front of the host properties and leanto in form. Although the principle elevation of the host dwelling faces East, it is considered to be the rear in practical terms and is well screened by both the existing dwelling and the existing boundary treatments.

The proposed extension is similar in scale to the existing Conservatory and considered to have negligible impact on residential amenity of neighbouring properties. It is a single storey extension set below the level of the adjacent property and offers a blank wall to the shared boundary.

Similarly the proposed extension will not impact the existing external space or parking arrangements for the host property.

Greenroyd Avenue is in Flood Zone 1 with low chance of flooding. There are no Listed Buildings within 50m of the application site.