

Statement in support of a Section 73 application for a revised roof form at Huddersfield Road, Shelley HD8 8HG



JG-D has been instructed by Mr Lyam Gill to amend the approved scheme for a detached outbuilding at 66A Huddersfield Road, Shelley.

The applicant initially purchased the partially built host dwelling house and made some minor amendments to the approved plans (App no 2021/94055). Whilst completing the work he realized that a standalone study space would offer more flexibility for changing working patterns. An application was submitted in January 2022 (2022/62/90031/E) for the erection of

a detached outbuilding located in front of the principle elevation, between the host dwelling and the neighbouring bungalow at 66 Huddersfield Road.

The building was originally approved with stone walling and a hipped artificial slate mansard roof, cropped at mid height to respect the first floor gable window to the adjacent dwelling. The neighbouring property has subsequently undergone a renovation of its own and the gable window has been reduced in scale and obscure glazed to suit its new function as a bathroom.

The applicant is now seeking to reconfigure the approved roof form to a simple duo-pitch roof with a glazed gable at high level facing the host dwelling. It is opined that this will have negligible impact on the visual or residential amenity of the host or neighbouring properties.