PLANNING APPLICATION FOR FRONT AND REAR EXTENSIONS AND THE RAISING OF GARAGE ROOF TO EXTEND HOUSE

SPRINGFIELD FARM
SPRINGFIELD LANE
LIVERSEDGE
WF15 6NQ

APPLICANTS
MR AND MRS JAGGER

SUPPORTING STATEMENT
DATED: JANUARY 2024

ORIGINAL SUBMISSION AUGUST 2018

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1.0 – THE SITE AND APPLICANTS

1.01 – The site is situated down a lane off the main A649 Halifax Road in Liversedge. The site currently comprises a farmhouse, a separate house, and various farm buildings. The proposals relate to the separate house.

1.02 - The applicants are the son and daughter in law of the current owner of the farm. The applicants, with their family, wish to refurbish and extend the separate house (image 1) and move back in.

Image 1 - Separate House with Porch to be Demolished

2.0 – PROPOSALS

2.01 - The proposals are to create a family home to meet the requirements of the applicants.

2.02 - The proposals include for removing the existing front porch and creating a two-storey replacement, located centrally to suit the new layout. The existing house is characterised by openings with a vertical emphasis. This is referenced with the new extension, with the fenestration displaying a complimentary contemporary approach.

2.03 - To the rear a single storey extension was recently removed. Image 2 shows the floor slab of the extension. The proposals are to build a replacement two storey rear extension to provide bedroom accommodation for their daughters.

Image 2 - Extension recently removed.

This extension will be constructed of natural stone and will be of simple form, with a traditional window arrangement.

2.04 - The proposals also include for raising the roof on the existing garage (see image 3). This will provide habitable accommodation. To minimise the impact the roof has not been extended a full storey, which will create space with open sloping ceilings internally. This will be constructed in natural stone matching the front elevation. In terms of design the section will have a complimentary mixture of contemporary and traditional window arrangements.

Image 3 - Existing Garage Building (to be raised)

2.05 - When assessing the extensions, we have considered the massing and scale of the existing farm buildings both attached and detached from the proposals. The house will be set in the middle of a range of farm buildings, including a large stone barn. See Image 5. This will ensure that the scale and massing of the proposals will not in any way compromise the openness of the setting and will sit sympathetically, in those terms, within the farm settlement.

Image 4 - End of Garage and Relationship to Farm Outbuildings

Image 5 - Front Elevation of Stone Barn

2.06 - The existing farmhouse stands forward of the separate house and proposals, and has a higher ridge as seen on Image 6. Once again, this ensures the proposals sit harmoniously with the setting.

Image 6 - Relationship to Main Farmhouse

2.07 - In terms of materials the existing house rear wall, which is currently brick, will be rendered. All other materials will match existing.

3.0 - EXTERNAL AREAS

3.01 - The external areas will remain unaltered with the applicants utilising existing garden areas.

4.0 – CONCLUSION

4.01 - In summary the proposals provide a family home for the applicants. The proposals include replacement extensions and the raising of the existing garage roof. These extensions are designed to respect the farm buildings in terms of massing and scale. The proposals include some contemporary features, but these reference the existing house in terms of a vertical emphasis and proportion. As these contemporary elements are featured within the extensions, it enables the extensions to be read as modern additions. We consider this to be an appropriate architectural approach.

4.02 - We therefore trust that Kirklees MC can support this application.