24/04/24

JUSTIFICATION STATEMENT

PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION AT 20 HILL GROVE, HUDDERSFIELD

In response to any departure of the adopted design guidance, please see our comments below. We have noted the Local Plan guidance and response with justification in red.

Two-storey side extensions

5.19 Two-storey side extensions can have a significant effect on the character of the original house and the street. Adequate space between buildings should be retained to provide a sense of space which is important to the character of an area.

Response – The dwelling is and end terrace and therefore will not impact the distances between adjacent buildings, retaining amenity space to the remaining plot.

5.20 Two-storey side extensions should: not take up all or most of the space to the side of a house; maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and be set back at least 500mm from the front wall of the house.

Response – A considerable gap, over the required 1m has been provided to the perimeter, with the existing hedge to be retained. The proposed single storey garage steps back from the main bulk of the building.

The proposed two storey side extension has been designed flush with the face of the existing house. Our justification for this departure from the local plan is that this arrangement is consistent with the local vernacular on Hill Grove, with examples that demonstrate this below.

Corner plots

5.23 On corner plots, side extensions should be considered as being both side and front extensions and as such will relate to both street frontages. Therefore, both elevations should be designed as street frontages. On corner plots, side extensions should contribute to the local character by: Facing in both directions to create two frontages, each with windows overlooking the street; Being set back from the existing building line on both streets; and Following the boundary treatment along both streets, in relation to its position, height and materials.

Response - The proposed corner plot arrangement and characteristics that our proposal carries, can be found on previously approved extensions at No. 6 Hill Grove. (see below photos)

Our proposal reduce the impact on the corner street scene by dropping the extensions down to single storey for the garage. The appearance, and proportions are not at odds with the imeediate architecture or setting.