SUPPLEMENTARY PLANNING STATEMENT

re

Proposed Extensions to Dwelling

at

Pendlehurst, 34 Sandbeds,

Honley, Holmfirth HD9 6RD

Application reference 2024/91567

1.0 INTRODUCTION

1.1 This supplementary statement is submitted further to that which was submitted initially as part of the above application.

1.2 That statement concluded that the application proposals represented a well-designed addition to the existing bungalow having regard to the Green Belt Policy fall-back position.

1.3 Also stated is that the proposals have proper regard to national and local policy and guidance in the context of the fall-back position to be further addressed in a (i.e. this) Supplementary Planning Statement.

2.0 POLICY AND GUIDANCE

2.1 The key detailed consideration in respect of the application is the appropriateness of the design.

2.2 Chapter 12 of the National Planning Policy Framework sets out the broad context regarding design matters.

2.3 Chapter 11 of the Kirklees Local Plan Strategy and Policies document deals with Design and specifically Policy LP24.

2.4 The Kirklees House Extensions and Alterations Supplementary Planning Document (SPD) sets out detailed guidance relevant in this case.

3.0 EXSITING SITUATION

3.1 It should be noted at the onset that the existing bungalow is neither listed, nor does it lie in a conservation area.

3.2 It stands alone, separated to the south from individually designed detached dwellings set in spacious grounds, and to the north by a former plant nursery from a farm shop and restaurant.

3.3 The existing property is a modest bungalow probably dating back to the 1920's.

3.4 It has a steeply pitched blue slate roof apart from the flat roof over the single garage and over the conservatory to the rear.

3.5 Materials are natural stone with a blue slate roof.

4.0 THE PROPOSALS

4.1 The steep pitch of the existing roof is such that the roof area can be developed, without raising the height of the ridge, to accommodate living accommodation.

4.2 That potential for first floor accommodation is fully realised by replacing the existing hipped roof with a gabled roof both adjacent to the single storey garage and, at the northern end, over the new modest side extension.

4.3 That two-storey side extension is to be set back from the retained features of the existing front elevation thus allowing in particular the gable above the bay window to the lounge to dominate the front elevation. As such, the key features of the front elevation of the existing bungalow will remain.

4.4 Two modest dormer windows are proposed to the front elevation fully in accordance with detailed guidance in the SPD, particularly given the property's remoteness from its neighbours.

4.5 3No. dormer windows are proposed to the rear first floor accommodation which, because of the tree and shrub planting to the site's southern boundary will be largely unseen by users of the adjacent public footpath.

4.6 Finally, the proposals include a single storey extension across the rear of the property which again will be largely unseen by members of the public.

5.0 ASSESSMENT

5.1 It is considered that the relatively isolated location of the bungalow and its fairly extensive grounds give significant potential for appropriately designed extensions to accommodate the applicants' growing family.

5.2 It is considered that the proposals put forward represent an appropriate solution to the applicants' needs in the context of Green Belt Policy and the fall-back position set out in detail in the earlier Planning Statement.

5.3 The proposed extensions maintain a respectful scale and design complementing the considerable variation of design of other properties in the near vicinity.

6.0 NEARBY DEVELOPMENT

6.1 It is worthy of note that the applicants have chosen an approach of extending the existing modest bungalow with a design that retains its essential features and uses matching materials.

6.2 Such an approach is to applauded in contrast to that taken at Nos.1 and 5 Sandbeds where demolition of the existing bungalow and replacement with a substantial two-storey dwelling has been permitted (2010/91010) and (2020/90857), thereby losing the historic reference.

7.0 CONCLUSION

7.1 It is considered that the proposals represent a sympathetic solution to meeting the needs of the applicants whilst at the same time respecting national and local policy and guidance.

7.2 As such it is considered that the grant of planning permission is appropriate.

Malcolm Sizer

Malcolm Sizer Planning Ltd

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