

HG/JC/2896

18th June 2024

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

Alterations and Extensions to 8C Jackroyd Lane, Mirfield, WF14 8HX

Please find enclosed a planning application for alterations and extensions to 8C Jackroyd Lane.

The design aims to completely change the character of the whole building creating a striking and contemporary appearance. Notwithstanding the above it should be noted that most of the changes in terms of volume, i.e. the two-storey rear extension could be achieved under permitted development.

To the side, the level of the garage is to be lowered, with a two-storey extension above that matching the same floor levels as the existing building. To achieve this, the ridge height has to remain consistent across the top of the building, which is at odds with the recommendations as set out in the Council's SPD for house extensions and alterations. However, as explained above the aim of this design is not to preserve the character of the original building but to create a striking and contemporary design. In design terms it should be seen as the demolition of the original building and the construction of a new building, but finances and the structural integrity of the original building means that it is far more viable to retain as much of the existing dwelling as possible.

In terms of the front of the building, the extensions and alterations respect the existing building line.

The surrounding area comprises a mix of building styles with a variety of sizes and materials used. There is not a predominant design feature in the area. The proposed development enables the redevelopment of a rather inanimate site to create a modern and striking design.

I hope you agree that the information above and the attached plans are sufficient for you to validate and subsequently approve this planning application.

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Yours faithfully

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