



05 June 2024

Introduction:

This planning application is submitted by Durkin Architectural on behalf of Mr. M Parvez (The applicant) to accompany A Householder Planning Application for a new single storey rear extension at: 14 High Street Paddock Huddersfield (The site).

The Application Site:

The application site is in High Street Paddock Huddersfield and is a town house style property with the same style houses to the sides and rear.

The property is 2 storey and is constructed in facing brick with a concrete slate roof.

The first-floor rear of the property has upvc cladding which extends up to roof level and the lower section is brickwork.

The front of the property has a small lawned garden and to the rear of the property is an enclosed garden consisting of part lawn and part paving, the rear boundary has a large timber fence 2.0m high and the two side boundaries have fencing and 1.5 high shrubs.

The properties along this row each have an outbuilding set to the right-hand side of the rear elevation extending out 3.7m from the rear wall.

Application site history.

A search of the local planning system has resulted in no record of planning applications to this site.

The Application:

The proposals for this application are to extend outwards to the rear elevation, the same extent as the existing outbuildings forming a ground floor extension as infill.

The existing paved area, although south facing has restricted sunlight whereas the remainder of the garden enjoys direct sunlight.

The application would be constructed in facing brick matching the existing walls and the roof would be a lean-to roof with matching concrete smooth slates.

The extension would provide a separate kitchen and ground floor bathroom, which is urgently required for this family, all existing services would be used and access through the building would be still available.

The property has rear access into the garden from an adjoining public footpath and the adjoining neighbors would be unaffected by the extension.

Parking of vehicles would stay as existing to the front of the property and storage/ collection of waste, recycling would remain as existing to the rear of the building.

Context:

this property which would enhance the rear aspect and provide a more energy efficient building for the occupants.

Access:

The main access to the extension would be from the building and secondary access would be available from the rear garden.

The proposed extension would meet criteria set out in government policy for occupants of existing dwellings to expand and create a more energy efficient property for growing families.

The proposals would provide an opportunity for all services, Gas, Electrical to be upgraded, and new Insulation added to walls, floors, ceiling areas, energy efficient glazing would be added to the new rear doors, windows making the property more energy efficient meeting the required standards.

Contamination:

A site walkover assessment and site inspection has been carried out to detect evidence of contamination within the site or buildings and no evidence or traces have been found that would contribute to the land or adjacent land to be contaminated.

Trees:

I can confirm the proposal will have no impact on existing trees within or adjacent to the site.

Flood Risk:

An assessment was carried out to determine if the application site was liable to flooding and no buildup of water was found around the property or the immediate vicinity also the topography of the land should ensure no threat.

Bat Scoping Activity Survey:

Due to the level of development and limited disturbance to the existing building fabric a Bat survey is not thought to be necessary also no evidence of bat activity or bird nesting can be found on the fabric of the building.

Summary and Conclusions:

This building and layout is dated and no longer provides modern family living, the proposed extension would allow the layout to be reconfigured, refurbished with new services within the building to deliver modern environmental friendly and energy efficient accommodation which is highly encouraged within the NPPF.

This document is to be read in conjunction with all application drawings and supporting information.

The following images show the position of the rear of the properties on this street.



Image of rear elevation



Image looking down garden from proposed extension



Image showing the rear of the properties with the outbuilding on each house set to the left-hand side



Image showing the height and projection of the outbuilding to the right-hand side boundary



Image of outbuilding to application property

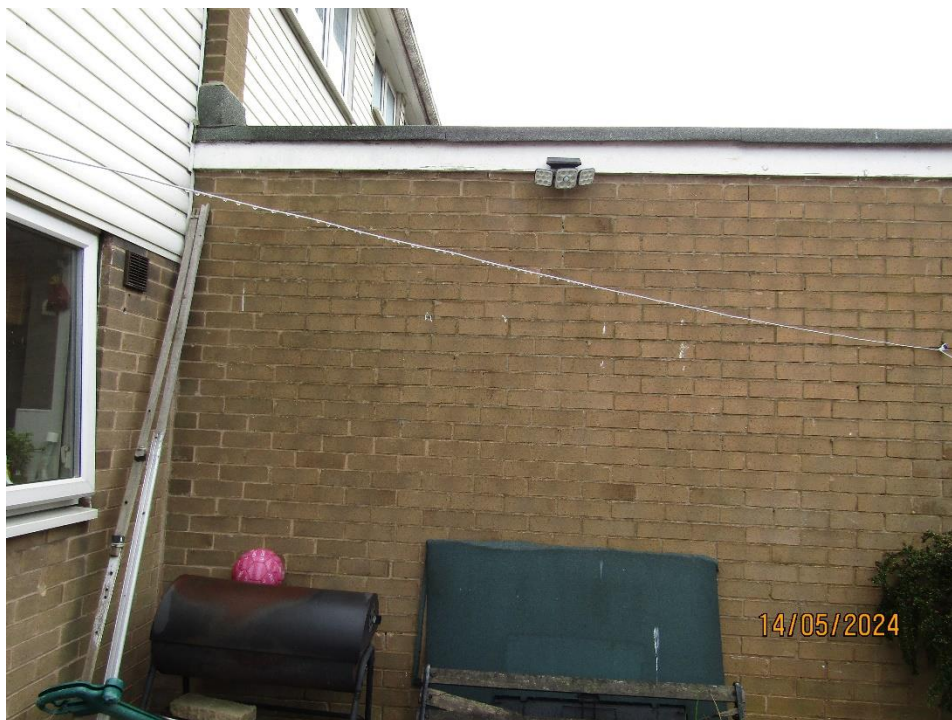


Image of the adjoining properties outbuilding in relation to the kitchen window of the application property