

17 Mead Street, Huddersfield

Design Statement

25th August 2024



Design Statement

Introduction

This planning statement has been prepared in support of a new planning application for the roof dormers 17 Mead Street, Huddersfield.

The property has had the following previous planning applications:

- 2023/90448 Feb 2023 - Erection of dormer windows to front - REFUSED
- 2022/91676 Oct 2022 - Erection of first floor extension to rear and dormer window to front and rear – REFUSED

The most recent application for the front facing dormer was refused for:

'The proposed dormer extension would result in an overly prominent and incongruous feature being introduced to the street scene which is large in scale within a roof slope where no other features are present. Due to the dormers size, scale, siting & design it would result in an incongruous feature to host dwelling and wider street scene'

This report outlines changes in the design in the new application which address the previous issues raised for refusal.

Front Dormer

The front dormer has been designed as a vertical dormer. This is in line with preferred design outlined in the House Extensions and Alterations SPD by Kirklees.

Opposite the proposal is Birkby Junior School, which is a grade II listed building. The elevation of the school which facing the proposal has gable end features similar to the vertical dormer proposed; therefore, the proposal could be considered in keeping with the surrounding. It must also be acknowledged that there are commercial adjacent to the property.

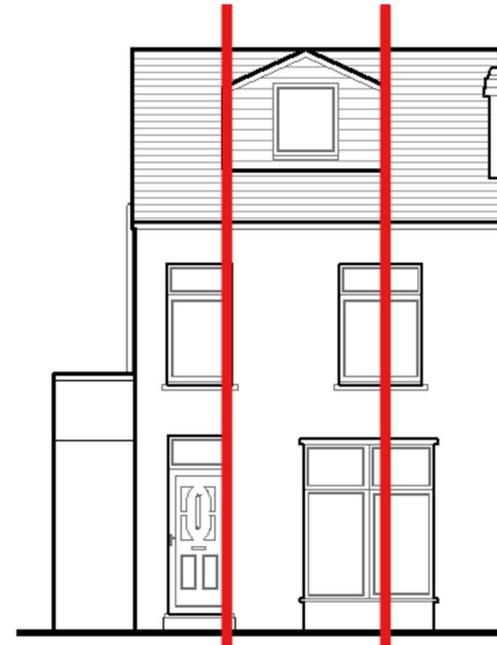


Gable end Features of Birkby Junior School

There are front dormers on nearby properties, these vary from flat roof type to vertical dormers, which are like the proposal.

The scale of the proposed front dormer has been sized to align with the fenestration of the existing front façade as shown in the diagram. The left side of the dormer is aligned with the left edge of the door and window,

the right side of the dormer aligns centrally with the window on the right, this provides space enough for the room to function.

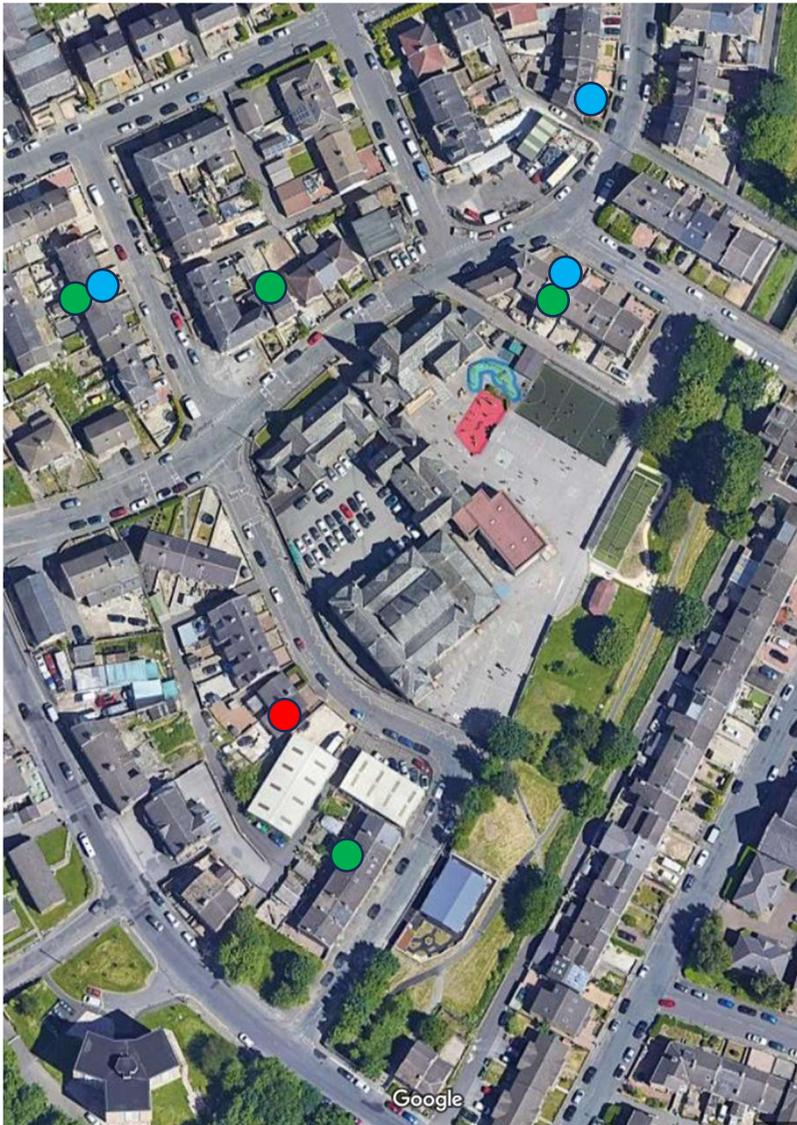


Scale and alignment of front dormer.

Rear Dormer

The rear dormer has been designed in similar scale to other rear dormers nearby. The dormer has been set back 200mm from the eaves and sides, as per the guidance for permitted developments. The additional space created does not exceed 40 cubic metres.

Nearby Dormers



Nearby dormers. Red: applicant property. Blue: front dormers. Green: rear dormers.



Front vertical dormer on Abingdon Street



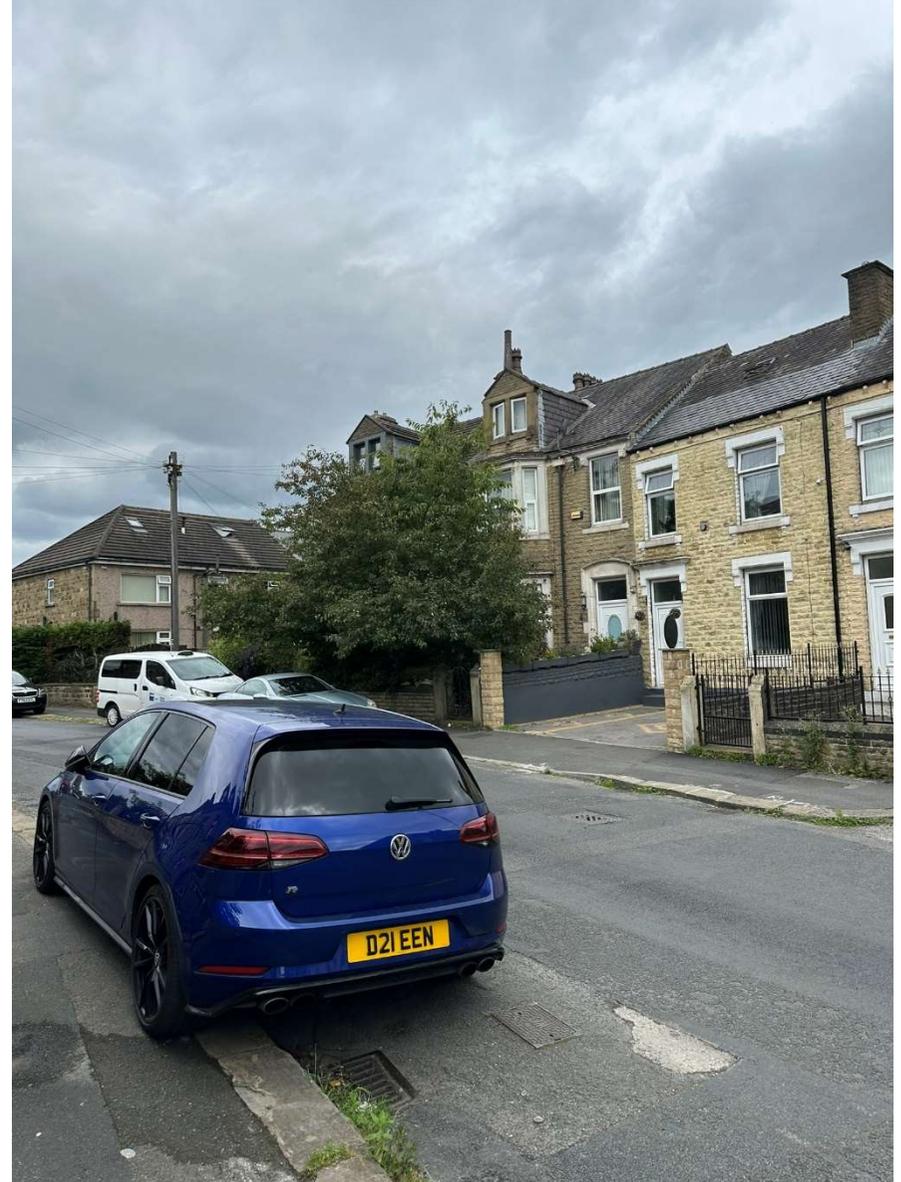
Rear dormer on Abingdon Street



Front vertical dormer on Wasp Nest Road



Rear dormer Lea Street



Front vertical dormer on Wasp Nest Road