

APPLICATION FOR THE
ERECTION OF A GARAGE
EXTENSION

AT

BRIGSTEER
402 BIRKBY ROAD
BIRKBY
HUDDERSFIELD
HD2 2DN

ON BEHALF OF
MR S AKHTAR

DESIGN STATEMENT

DATED: OCTOBER 2024

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – GARAGE PLANNING HISTORY

1.01 – An application for a large double garage with a pitched roof was refused planning permission in 2019. The proposed garage was located in the South East corner of the plot, alongside Birkby Road. The reason for refusal was;

The proposed detached garage, by reason of its scale and position forward of the host property and adjacent to Birkby Road, and when combined with other extensions undertaken at the application site would represent an overdevelopment of the site, that would be visually assertive and out of character with, and harmful to, the visual amenity of the local area.

An appeal was subsequently dismissed.

1.02 – In 2020 an application was submitted (2020/92400) and approved. The proposed garage was located in a similar location, but the design was amended to incorporate a flat roof to reduce the impact in this prominent position. This proposal was renewed recently under the reference 2024/92022.

2.0 – PROPOSALS

2.01 – The proposals are for a garage that will house two cars, but in a manner that reduces the impact on the setting and improves the overall aesthetic from that approved.

2.02 – As mentioned the approved garage was designed with a flat roof to overcome the visual impact adjacent to Birkby Road. However, a flat roof is somewhat of an alien feature when compared to the host and surrounding dwellings.

2.03 – To address these main issues, the proposed garage is now located at the rear of the house, leading off the back of the existing garage. This location is barely visible from public view, ensuring the impact on the visual amenity of the area is negligible.

2.04 – Due to the proposals being an extension, they can be better integrated into the host property. The materials, natural stone walls and red tiled roof, can be used to match closely with the house.

2.05 – The footprint of the proposed extension is comparable to that approved, so the current scheme cannot be considered as over-development. In any case, the proposed footprint will still only represent 30% of the overall site area.

2.06 – The proposed extension is deliberately set down from the existing garage, both at eaves and ridge levels. This will ensure it represents a subservient addition. The distance to the nearest external house wall to the neighbouring property (408) is in excess of 12.0m, so space around dwellings guidelines are complied with.

3.0 - CONCLUSION

3.01 - The proposals are to provide a garage solution that has less impact on the visual amenity of the area.

3.02 – The proposals will also integrate better with the host dwelling, with detailing and materials to match.

3.03 - We therefore trust that Kirklees MC can support this proposal.