

1.0 INTRODUCTION

- 1.1 The host building is a detached dwelling, which dates from the third quarter of the C20. The property remains as originally constructed.
- 1.2 The property is not listed or situated in conservation area.
- 1.3 This application seeks approval for the construction of a two-storey side extension and the formation of an upper floor above an existing garage.
- 1.4 Application reference 2024/62/92378/E was refused on 23-10-2024 for the following reasons.

The proposed extensions and alterations, due to the design and scale would not form subservient additions to the property and would result in an unsympathetic appearance which would be harmful to the character of the host property and the surrounding area. To permit the proposals would be contrary to Policy LP24 of the Kirklees Local Plan, KDP1 & KDP2 of the House Extensions & Alterations SPD and advice within Chapter 12 of the National Planning Policy Framework.

The property extension, by reason of its bulk and proximity to the adjacent 6 Dearnfield would result in an overbearing and oppressive impact on the amenity space of the adjoining neighbour together with potential overshadowing in the late afternoon. To permit the proposals would be contrary to Policy LP24 of the Kirklees Local Plan, KDP5 & KDP6 of the House Extensions & Alterations SPD and advice within Chapter 12 of the National Planning Policy Framework.

This application has been designed to address these concerns.

2.0 ACCESS STATEMENT

- 2.1 This application will have no impact on access parking or manoeuvring on site.

3.0 DESIGN STATEMENT

3.1 Context.

The application site is in a predominantly residential area south of the centre of the village of Upper Cumberworth. Whilst the village is characterised by traditional stone cottages the host building is situated in a residential development of modern properties which date from a similar period and have been built using compatible materials and detailing.

3.2 Amount.

This application seeks approval for the construction of a two-storey side extension and the formation of an upper floor above an existing garage.

3.3 **Layout.**

The layout of the proposed extension derives from the configuration of the host property and its relationship with the garden and surrounding properties.

3.4 **Scale.**

The scale of the proposed extension will be subservient the host property. Eaves and ridge heights have been set to ensure that the host building remains legible. The configuration of the proposed roof structure has been redesigned to reduce the impact on adjacent properties and their residential amenity.

3.5 **Appearance.**

The appearance of the proposed building has been derived from the host property. Sympathetic materials and tradition detailing will ensure that a coherent architectural expression is created. The proposed side extension has been set back from the front wall of the host building and rooflines altered to ensure that this remains legible and predominant.

3.6 **Landscape.**

Landscape treatments will be limited to the reinstatement of disturbed surfaces. Existing boundary treatments will be retained.

4.0 **SUMMARY**

- 4.1 The footprint of the proposed extension has been reduced by 38 sqm.
- 4.2 The eaves of the proposed extension to the east has been reduced and overlooking eliminated.
- 4.3 The proposed window on the west elevation has been omitted.
- 4.4 The legibility and dominance of the host building has been enhanced.
- 4.5 Adequate external amenity space and parking have been preserved.

5.0 **SITE PHOTOGRAPHS**



Side elevation



Front elevation



Rear elevation