

CLIENT:

Mr G. Myatt

TITLE:

Planning Statement

PROJECT:

Erection of two storey side and rear extension and single storey rear extension with demolition of existing garage.



DATE:

03.01.2025

REF:

270-24-R1

LOCATION:

**2 Dale Close
Denby Dale
Huddersfield
W. Yorkshire
HD8 8RJ**

Company No. 11767012

Hinchliffe
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Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Householder Planning Application for the erection of a two storey side and rear extension and a single storey rear extension with demolition of the existing garage at 2 Dale Close, Denby Dale, Huddersfield.

Context

- The site has no designation in Kirklees UDP, it is not located in a Conservation Area or a listed Building. The site is bound to the south east by Greenbelt land.
- The existing site covers 0.0297hectares.
- Access is served directly from Bank Lane, an adopted road.

Amount and Appearance

- The application seeks approval for the erection of a two storey side and rear extension and a single storey rear extension with demolition of the existing garage. The proposed materials are to match those of the existing in appearance, to include walls, roof and fenestration. It is noted the proposals as submitted are not in direct accordance with the SPD guidance for extensions and alteration given the width of the side extension. However, the SPD is guidance and officer assessment on a case-by-case basis is permissible via 'comply or justify'. The proposals this application seeks approval for have been implemented on a number of properties in the immediate vicinity in the exact style and scale. The adjoining property benefits from a similar width two storey side extension which will be mirrored visually by the proposals to provide further balance to the semi-detached properties. In addition, the property located to the North (No. 3 Dale Close benefits from an existing two storey rear extension, again of similar proportions to the proposals at the application site. The proposals have carefully considered the immediate streetscene and wider context. The application site's principle elevation is East facing and the majority of the extensions proposed are positioned to the North facing elevation. As a result the proposals do not result in any overshadowing/loss of light to any immediate neighbouring properties or their respective amenity space and a separation distance of 6m is provided to a blank gable elevation of No. 3 Dale Close preventing any overbearing. The proposals create a sustainable family home and furthermore seek to promote the use of renewable energy with the installation of solar panels to the existing and proposed roofscape contributing positively to climate change.



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Examples of insitu extensions that match the proposed at the same location are as follows:



Adjoining. dwelling with existing side extension



Adjacent. dwelling with existing rear extension

We trust the above is sufficient to allow deviation from the SPD guidance in this instance and the application to be deemed acceptable in its submitted form.

Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

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