

Planning Statement

First Floor Extension to Homelea, The Knowles, Shepley, Huddersfield

Job Ref: 1499
January 2025

This planning statement is to be read in conjunction with the Prior Approval: Additional storeys on a dwellinghouse application at Homelea, The Knowles, Shepley, Huddersfield

Permitted Development. (additional storey)

We have reviewed the latest permitted development conditions, and designed the first floor storey extension so that it coincides with the relevant conditions as follows;

The current house:

- Is not a building containing one or more flats, or a flat contained within such a building **Existing detached dwelling**
- Was constructed between 1 July 1948 and 28 October 2018 **Looking through historic land registry maps we can confirm that the dwelling was erected sometime after 1st July 1948 and before 28th October 2018**
- Has not already had additional storeys added to it **No additional storeys**
- Is not on Article 2(3) land* or a site of special scientific interest **No**
- Was not changed to be used as a house (from a previous non-residential use) under permitted development rights. **Has always been a dwelling.**

Limitations on the proposed development:

- Number of additional storeys:
One storey can be added to a single storey house **Only 1 storey is proposed**
Two storeys can be added if the house has more than one storey. **(not applicable)**
- Height increases:
The house cannot exceed 18 metres in total height **Total height would be 8.328m once completed**
Each added storey cannot add more than 3.5 metres to the total height **Additional storey would be 2.550m**
If not detached (e.g. terrace or semi) the total height cannot be more than 3.5 metres higher than the next highest building that the house is attached to, adjoins, or is in the same row as. **The existing dwelling is detached**
- The additional storeys must be constructed on the principal part* of the house **The additional storey is to be extended over the main central part of the house.**
- The additional storeys must not exceed 3 metres in height or the height of any existing storey in the principal part* of the house (measured internally from floor to ceiling) **2.550m high**
- Engineering operations must only include works within the existing curtilage of the house to strengthen existing walls and foundations **All works are within the curtilage of the dwelling**
- The materials used must be of a similar appearance to those used in the construction of the exterior of the current house **Materials will match existing**
- Windows must not be placed in any wall or roof slope forming a side elevation of the house. **Proposed windows are to the front and rear of the house only**

It is therefore, in our opinion, that the scheme proposals can be developed under Permitted Developments.