

Statement in support of Householder Planning Application for proposed rear ground and first floor extensions at **12 Town End Avenue, Wooldale, Holmfirth HD9 1QW**



JG-D has been requested by Mrs A Gould to make a Householder planning application for the remodel and extension of the existing dwelling house at 12 Town End Avenue, Wooldale.

The host property is a brick built dormer bungalow positioned at the corner of a residential cul-de-sac accessed from A635 New Mill Road by Town End Road. The dwelling is approximately 1 mile from the centre of Holmfirth.

It provides linked accommodation at ground floor with living spaces grouped around a central hallway accessed from the principle entrance to the side of the property and features two bedrooms at first floor created within a large scale shed style dormer.

The applicant is seeking to amend her mother's former home to better suit her family's lifestyle, maximising the available space and long reaching views towards Honley.

At ground floor the proposed scheme seeks to remove the existing single storey Orangery to the rear and replace it with a wider Oak framed extension spanning from the gable wall to abut the existing garage (which projects behind the rear wall of the dwelling house).

Internally the opening into the existing living room will be increased and the internal dividing wall removed to create an open plan family space. The existing dining room is proposed to be retained with the associated kitchen repurposed as a Utility room and the existing wc returned to its original position adjacent to the dwelling entrance.

The existing stairs and landing will also be retained. The scheme seeks to erect a new timber framed first floor extension over the garage with a duo-pitched roof to match the existing and replace the existing dormer. The roof form will create gable elevations addressing both Town End Avenue and the views to the North-West. The gable will extend across the roof of the ground floor extension and hip back into the existing roof.

Internally the new extension will provide an en-suite bedroom above the garage, accessed via a corridor through one of the existing bedrooms. This space will benefit from additional floor area created by the extended gable front and a separate timber framed gable dormer will be added to the original roof to serve the other original bedroom.

The proposed first floor extension is envisaged as timber framed to ease construction and reduce loads onto the existing structure and will be glazed or clad in vertical timber boarding to suit location. Additional steelwork will be required within the existing garage roof zone as specialist detail.

12 Town End Avenue is located in Flood Zone 1. There is no recorded Planning history for the site on the planning portal, but the site borders the Wooldale Conservation area, is within the Holme Valley Neighbourhood area and part of the strategic green infrastructure network.

Planning guidance for the scheme is provided by the National Planning Policy Framework (NPPF), local guidance by the Kirklees Local Plan (adopted February 2019), the House Extensions and Alterations SPD and the Holme Valley Neighbourhood Plan.

*Principle of development*_The Local Plan follows the guidance within the NPPF in favour of sustainable development with '*good design at the core of all proposals*'. The extension of an existing dwellinghouse with a complimentary extension is considered to meet these aspirations.

*Impact on visual amenity*_LP24 seeks to respect and enhance local areas in terms of scale, materials and detailing whilst minimizing impact on residential amenity. Key Design Principles 1 and 2 of the House Extensions Supplementary Planning Document seek subservient additions in keeping with the local character whilst maintaining commensurate external space. NDP Policy 2 aims to protect and enhance the built character of the Holme Valley.

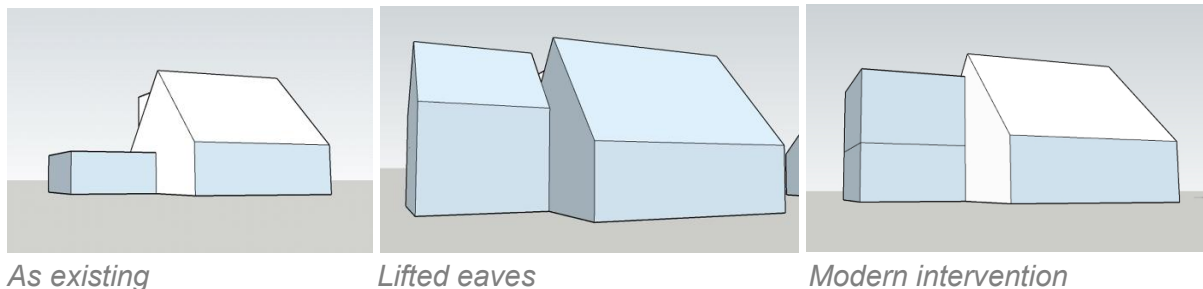


The submitted scheme proposes a single storey rear extension and first floor roof extension. Both elements follow the precedent of the existing dwelling – the existing Orangery is replaced with an oak framed addition which abuts the existing garage whilst the proposed new room in roof addition above the existing garage matches the roof profile of the host dwelling. The additional footprint is considered de minimis and the uplift in materials offers an enhancement to the neighbouring Conservation area.

Paragraph 5.6 of the Supplementary Planning Document suggests that single storey rear extensions should not project more than 4m from the rear wall of the original dwelling, not exceed 4m in height and retain a gap of at least 1m to the boundary.

The proposed extension links into the primary living space and creates an open plan family room. The ground level drops to the rear and the resultant height of the extension exceeds the recommended 2.5m limit specified but the dwelling is situated within a generously sized plot, and the submitted plans demonstrate that even with the addition of a slightly larger rear extension, the total area of land covered by buildings will remain below the 50% recommendation relative to the original dwelling. The extension offers a matching brickwork wall to the boundary – which is formed by a high evergreen hedge – further reducing any perceived bulking or massing.

Paragraph 5.31 of the SPD (Bungalows) sets out that careful consideration should be given to two storey and first floor extensions to bungalows. The proposed addition respects both eaves and ridge height of the existing dwelling maintaining a consistent language when viewed from the street.



Impact on residential amenity_ Chapter 12 of the National Planning Policy Framework and Policy LP24 of the Kirklees Local Plan seek to ensure development has an acceptable impact upon the amenity of neighbouring occupiers.

This is reinforced by the House Extensions & Alterations SPD which seeks privacy, light and outlook for both the application site and its neighbours.

The proposed first floor extension was originally conceived with a gable to 14 Town End Avenue. By rotating the roof the impact of the addition is dramatically reduced. Positioning the en-suite accommodation to the front also removes any perceived overlooking issues. The gable to the rear is elevated above the dwellings to the North but partially screened by established planting.

Impact on Highway safety_ The existing parking arrangements will not be adversely impacted by the scheme. The house benefits from a double garage and external parking apron which meets the requirements of a 3 bedroom property.

Climate Change_ A climate change statement accompanies the application outlining the proposed enhancements the new scheme will provide. The front elevation of the property has

been rendered with EWI but the remodelling works offer the opportunity to improve the overall thermal performance, water consumption and energy requirements of the dwelling.

Although outside the conservation area – and effectively screened from it – the aspiration to use traditional forms and materials is seen as a positive approach. The applicant opines that the scheme as proposed will provide an appropriate albeit modest addition to an existing dwelling in an established residential area and will constitute sustainable development and should be supported.