PLANNING APPLICATION FOR

ERECTION OF GARAGE AND ALTERATIONS TO LANDSCAPING AND PROPOSED UNDERBUILD GARDEN ROOM

AT

11 LUMB LANE
ALMONDBURY
HUDDERSFIELD
HD4 6SZ

ON BEHALF OF
ROGER THOMAS AND VANESSA STIRUM

PLANNING STATEMENT

DATED: JUNE 2025

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – SITE PLANNING HISTORY

1.01 Approval was gained for the erection of extensions and alterations to dwelling with associated parking and landscaping and installation of roof mounted solar panels. (Ref. 2024/92915)

1.02 An amended and reduced approval was gained for the erection of extensions and alterations to dwelling with associated parking and landscaping. (Ref. 2025/90231)

2.0 – PROPOSALS

GARAGE

- The erection of a garage (4.1m x 6.6m) is proposed to the north of the site. As shown on the attached elevation drawings the garage floor level is proposed to be 150mm lower than the dwelling ground floor level, with the garage being built into the existing banking.
- The proposed garage ridge height will be approximately 250mm higher than the existing boundary hedge, which will remain as existing. As shown on the site section, the garage will therefore be largely hidden when being viewed from Lumb Lane.
- It is proposed that the garage will match the proposed materials of the dwelling, coursed natural stone for the walls, with natural blue slate to be used on the roof.

LANDSCAPING

- Proposed landscaping works include:
- The formation of a 450mm high natural stone retaining wall to the north part of the garden to create a flat lawned area in front of the dwelling.
- The formation of three car parking spaces together with the aforementioned proposed garage.
- Widening of the existing driveway entrance to allow cars to access the property from both directions.

- 1.5m high vertical boarded entrance gates are proposed. The gates are to be set back from Lumb Lane, allowing vehicles to pull in from the road before the entrance gates are opened.
- A widened driveway and turning space is proposed, to be finished with a stone coloured resin and natural stone flags.
- All landscaping level changes are kept to a minimum. Please see attached site plan for spot level changes.
- Any new walling to the front boundary bordering Lumb lane is to be built to match the existing wall.

UNDERBUILD GARDEN ROOM

- In the two previously approved applications it was proposed that the underbuild space would be inhabitable and only be used as a store.
- After demolishing the existing terrace and excavation works having taken place, it became apparent that the space could be utilised as a usable garden room.
- As seen in the attached drawings, it became more efficient to square off the terrace and basement space to form a shower room.
- It is proposed that the same detail as previously approved (900mm high wall with a 900mm high piece of obscure glazing above) is to be continued along the raised terrace wall for privacy.
- A small window to the shower room is proposed on the east elevation, which is to be obscurely glazed. This elevation is screened from the neighbouring boundary with a 2.4m high existing hedge.

3.0 – CONCLUSION

3.01 - The proposals provide an accessible garage, an improved landscaping scheme, and alterations to the basement space, which will now be utilised as a garden room.

3.02 – The proposed garage, landscaping works and underbuild alterations have no impact on neighbouring properties, and remain less in terms of volume than the previous approval 2024/92915.

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