

SUPPORTING PLANNING STATEMENT

Proposed demolition of existing garage, loft conversion and 2 storey side extension

At

2 Dartmouth Street, Slaithwaite,
Huddersfield, HD7 5EW

For

John & Victoria Shackleton

Date: July 2025



1.0 INTRODUCTION

This Supporting Statement has been prepared on behalf of Mr. & Mrs. Shackleton in support of a Householder Planning Application to Kirklees Council seeking approval for a proposed two-storey side extension to 2 Dartmouth Street, Slaithwaite.

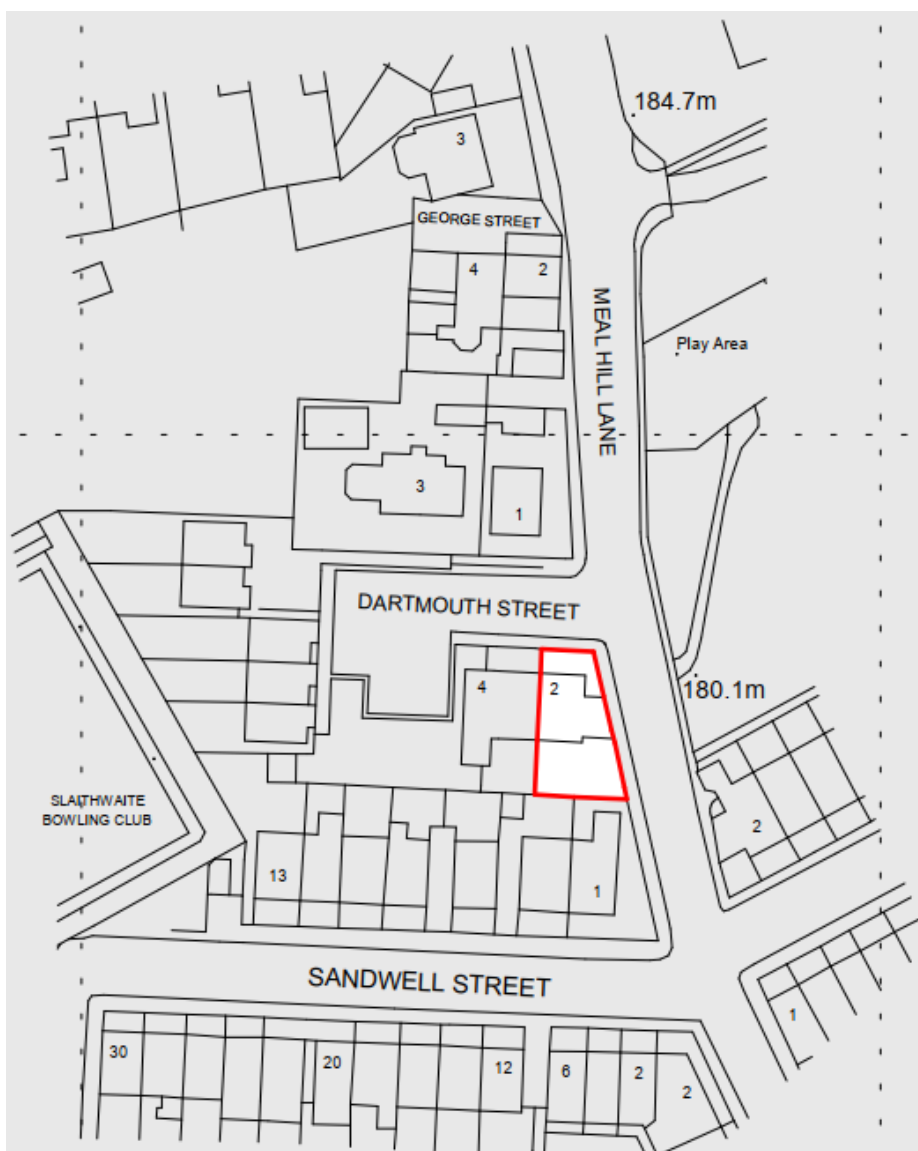
This statement describes the matters considered in the design of the scheme and the reparation of the householder planning application. It should be read in conjunction with the drawings and other associated supporting documents.

The purpose of the proposed works is to provide the dwelling occupiers with an increased living space due to their growing family by utilising the current space within their boundary.

2.0 LOCATION

2 Dartmouth Street is located in Slaithwaite, Huddersfield.

2 Dartmouth Street is not located within a conservation area, within the green belt or had its permitted development rights removed.



3.0 CONTEXT / EXISTING

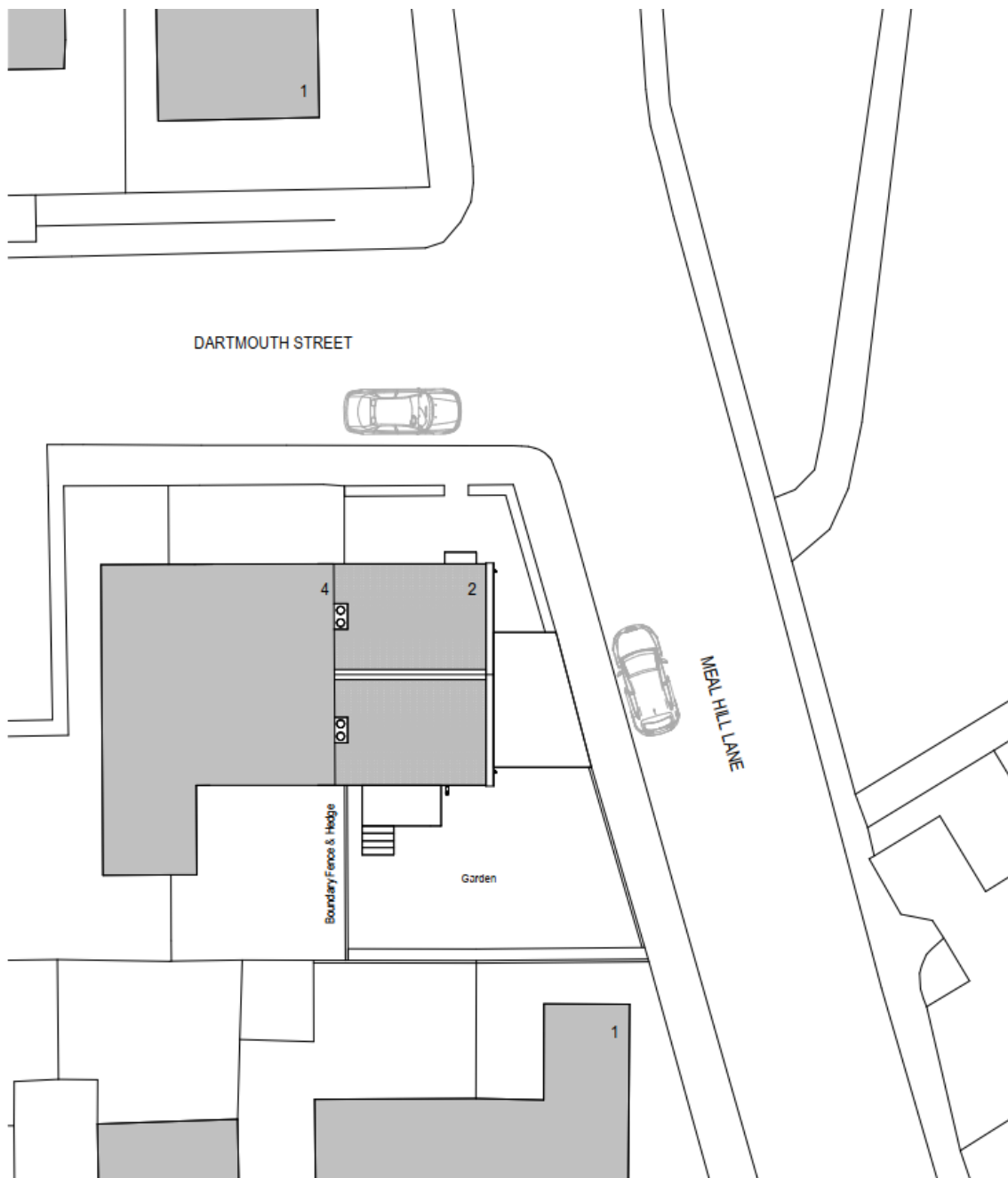
2 Dartmouth Street is not a listed building, and its permitted development rights have not been removed.

The existing garage is not used for car parking. It is currently used for garden storage and is currently in a poor state of repair.

The existing loft space within the dwelling is under utilised.

There is parking spaces on the road (Dartmouth Street and Meal Hill Lane)

4 Dartmouth Street had a 2-storey side extension permitted and built 2019



EXISTING SITE LAYOUT PLAN

4.0 PROPOSALS

The proposal is to demolish the existing single storey attached garage to facilitate the 2-storey side extension. The garage is currently only used as garden storage and not car parking. (In accessible)

The loss of the garage will not impact existing car parking arrangements and there is currently plenty on street parking as described above and illustrated on the site plan.

The applicant is a growing family who would prefer to develop their home and stay in the local area rather than relocate.

All proposed materials are to match the existing dwelling – Stonework, uPVC windows, natural slate roofing etc. (Existing white uPVC windows are to be removed and replaced with new Agate Grey to match the proposals)

Existing materials are to be carefully demolished and set aside for re-use where possible..

The proposed side extension is set back and down to appear sub-ordinate to the host dwelling as per Kirklees SPD.

Existing timber boundary fences and gates are to be amended to suit the extension.

Rooflights to provide natural light within loft conversion areas.

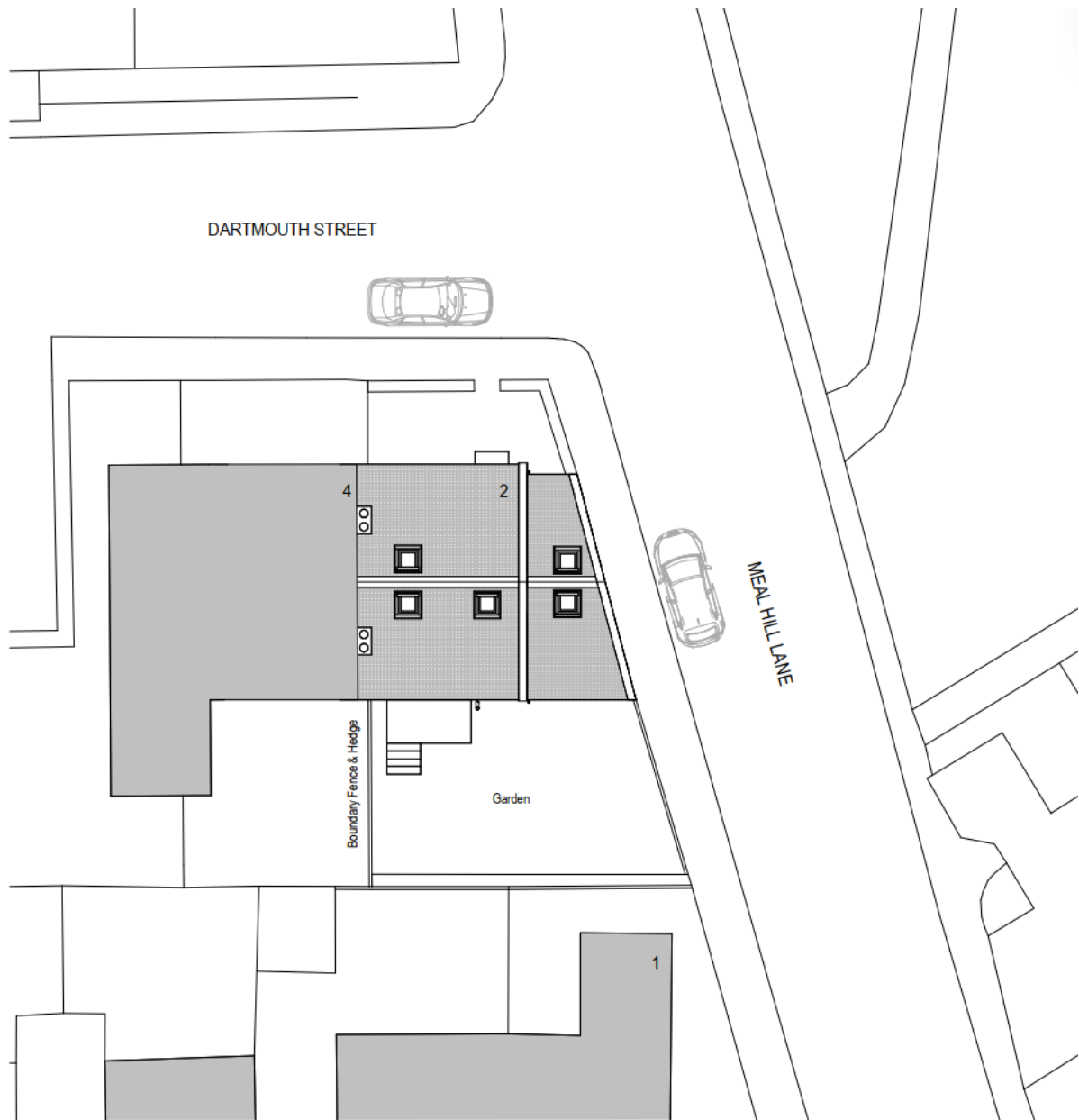
Existing patio door to be replaced with bi-fold door to make full use of garden terrace area..

There will be no interruption to visibility of vehicles leaving Dartmouth Street.



PROPOSED 3D VIEWS

PROPOSED EXTENSION
AT 2 DARTMOUTH STREET



PROPOSED SITE LAYOUT PLAN

5.0 RELEVANT PLANNING HISTORY

No evident previous planning applications for 2 Dartmouth Street, but there has been recent approvals for neighboring properties;

2020/93911 – Erection of dormer window to rear and alterations to garden store
1 Dartmouth Street, Slaithwaite, HD7 5EW
Application approved

2019/90225 – Change of use of land to domestic curtilage and erection of single and two storey extension
4 Dartmouth Street, Slaithwaite, HD7 5EW
Application approved

2012/91994 – Erection of 4 detached dwellings and all associated works
3 Dartmouth Street, Slaithwaite, HD7 5EW
Application approved

APPENDIX A

EXISTING PHOTOGRAPHS



PROPOSED EXTENSION
AT 2 DARTMOUTH STREET



PROPOSED EXTENSION
AT 2 DARTMOUTH STREET

