

## BRIEF PLANNING STATEMENT

---

location	16 Butterley Lane, New Mill, Holmfirth HD9 7EZ
application	Removal of Flat Roof Side Extension and Erection of Replacement Two Storey Side Extension and Alterations to Dwelling.
client/applicant	Mr & Mrs P Hissett
job number	25/1111
date	July 2025

---

### ARCHITECTURE | PLANNING | DESIGN

Malkin Farm  
Brow Lane  
Holmfirth  
HD9 2RJ  
07946872499

[paul@paulmatthewsarchitectural.co.uk](mailto:paul@paulmatthewsarchitectural.co.uk)

[www.paulmatthewsarchitectural.co.uk](http://www.paulmatthewsarchitectural.co.uk)

Company Registration Number: 09898149 - Company Registered in England and Wales

## **Introduction/Description**

This Planning Statement has been produced to support this revised planning application.

This application follows on from recent planning application as follows;

[2025/62/90447/W](#) - Erection of first floor extension and associated alterations

[2025/CLD/91063/W](#) - Certificate of lawfulness for proposed erection of garage

Both the above applications were consented and are extant approvals.

On assessing/exposing the existing foundations on the existing ground floor extension, to be built over, it became apparent the existing foundations are inadequate to support the additional loadings imposed of the proposed first floor extension. Underpinning has been discussed but the cost of this is excessive.

Financially it's a more attractive option to modestly increase the width of the existing single storey side extension, with the approved first floor extension over and forego the proposed detached garage (also approved).

Given the properties location within the greenbelt, detailed volumetric calculations have been carried out to ensure the proposed additional volume of the proposed two storey side extension are less than the volume of the extant first floor extension over the existing flat roof extension. Overall a reduction of 22m<sup>3</sup> results from this revised application. Furthermore considering the sprawl within the greenbelt this revised proposal consolidates the additional built form on the existing property as opposed to the far extreme of the wider application site (extant garage approval).

We trust this application can be supported.

## **Conclusion**

We contend the proposals are acceptable with matching materials that ensure a sympathetic design that will not detract from the setting and amenity of others. The proposals do not conflict with planning policy or the Kirklees SPD (extension) documents.

I would be grateful if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.