Date 01/09/2025

Planning Services

Kirklees Council

PO Box 172

Huddersfield

HD1 9EL

Dear Sir/Madam,

Re: Householder Planning Application for replacing existing brick facade to white render at 477 New Hey Road, Huddersfield

We are submitting a householder planning application on behalf of our client for the proposed external rendering of their chalet bungalow at the above address. The existing brick façade is to be finished in a white render, aligning with the design precedent established by a neighbouring property located two doors away, which was granted planning approval for a similar treatment.

Design Justification

The existing brickwork on the property is in poor condition. Some low-level bricks are chipped, and there are areas of discolouration in patches, which detract from the overall appearance of the house. Applying a high-quality through-colour render system, such as K Rend or similar, will improve the visual aesthetics and protect the building fabric. Such systems are durable, low-maintenance, and do not require annual painting, ensuring long-term performance and appearance.

The proposed white render is consistent with the character of the surrounding area, where similar treatments have been successfully implemented. This approach not only enhances the aesthetic appeal of the property but also contributes to the cohesive visual identity of the street.

Compliance with Planning Policies.  The application has been prepared in accordance with the following policies:

National Planning Policy Framework (NPPF) (2024): Paragraph 124 emphasizes the importance of achieving high-quality design that adds to the overall quality of the area and is visually attractive. The proposed render treatment aligns with these objectives by improving the property's appearance and complementing the local character.

Kirklees Local Plan (2019): Policy LP24 'Design' requires that development is of high quality and respects the character of the area. The proposed render treatment is in keeping with the design principles outlined in the Housebuilders Design Guide SPD, which encourages the use of appropriate materials that harmonize with the local context.

Housebuilders Design Guide SPD: This document provides detailed guidance on implementing Local Plan policies, including recommendations on materials and finishes that contribute to the creation of high-quality buildings and places.

Conclusion

We believe the proposed rendering of the property is in full compliance with relevant planning policies and will significantly enhance the visual amenity of the area. The use of a durable, low-maintenance through-colour render ensures long-term quality without the need for ongoing repainting. We respectfully request that the application be considered favourably.

Should you require any further information or clarification, please do not hesitate to contact us.

Yours faithfully,

Rimsha Afzal

RIM Architectural services