

ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

SUPPORTING STATEMENT.

MASONS LODGE, 34 FRANCE STREET, BATLEY, WF17 6NU, UNITED KINGDOM.

INTRODUCTION.

This statement has been prepared in support of a prior approval application for the proposed enlargement of the existing dwellinghouse by addition of an extra storey. The proposal seeks to raise the existing EAVES and ridge heights accordingly to accommodate the new storey, matching the same roof pitch, in accordance with the provisions set out under Class AA, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The property retains its permitted development rights, is not located within a conservation area, and is not a listed building.

SITE CONTEXT.

The application site comprises an existing two-storey dwelling situated within a well-established residential area characterised by a mix of two and three-storey properties. The surrounding streetscene is defined by townhouses and sem-detached dwellings of varying heights and styles, with many examples of three-storey buildings in the immediate vicinity. As such, the proposed upward extension would be in keeping with the prevailing scale and character of development in the area.

PROPOSED DEVELOPMENT.

The proposal involves the construction of an additional storey above the existing dwelling, resulting in a three-storey house from the rear and a two-storey house from the front, due to the sites changing levels. The design has been carefully considered to ensure that the raised EAVES and ridge levels are proportionate and sympathetic to the existing building and the surrounding context. The materials proposed will match those of the existing dwelling to ensure visual continuity and coherent appearance within the streetscape.

DESIGN AND IMPACT ASSESSMENT.

The proposed extension has been thoughtfully designed to complement the existing dwelling and harmonise with the wider character of the area. The increase in height will reflect the scale of neighbouring properties and will not appear incongruous or overbearing within the local context.

There will be no adverse impact on neighbouring properties in terms of loss of light, privacy, or outlook. The proposed development maintains appropriate separation distances to adjacent dwellings and will not give rise to any overshadowing or overlooking issues.

PLANNING CONSIDERATIONS.

The proposal meets the relevant criteria set out under Class AA of the GPDO, namely:

- The existing dwelling is a lawful, detached house.
- The property has not been previously extended upwards.
- The resulting height of the building will not exceed the maximum height allowance specified under Class AA.
- The property is not located within a conservation area, nor is it a listed building.
- The proposal has been designed to ensure that the external appearance is consistent with the existing building and the wider character of the area.

CONCLUSION.

In summary, the proposed additional storey represents a well-considered and proportionate form of development that responds positively to the existing character and context of the site. The design respects neighbouring amenity, aligns with the local pattern of development, and complies with the conditions set out under the General Permitted Development Order. It is therefore respectfully requested that prior approval be granted for the proposed enlargement of the dwellinghouse.