

ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

SUPPORTING STATEMENT.

2, LANDS BECK WAY, LIVERSEGE, WF15 6NB, UNITED KINGDOM.

INTRODUCTION.

This planning supporting statement has been prepared in support of a householder planning application for a proposed single-storey rear extension and associated internal and external alterations, following the removal of the existing orangery. The property retains its permitted development rights, is not a listed building and is not located within a conservation area.

SITE AND PROPERTY DESCRIPTION.

The application property is a stone-built residential dwelling set within an established residential area.

The surrounding built form features a mixture of materials and architectural styles typical of residential development in the locality. Currently, a dated orangery structure occupies part of the rear elevation.

PROPOSED DEVELOPMENT.

The proposal seeks planning permission for the construction of a single-storey rear extension, with associated internal alterations, and demolition of an existing orangery. The existing orangery offers minimal functional value. The extension has been designed to sit comfortably against the existing building, providing an enhanced open-plan living arrangement suited to modern family use. The proposed external materials comprise black timber cladding, chosen to provide a high-quality contemporary aesthetic. The use of black timber cladding offers a visually striking yet sympathetic contrast to the existing stone walls of the original dwelling. The material choice offers a clear architectural distinction between the host dwelling and the contemporary addition, while remaining understated and appropriate for a domestic setting.

DESIGN AND VISUAL IMPACT.

The design has been carefully considered to ensure the extension remains subordinate to the host dwelling in both scale and appearance. The key design principles of the proposal includes:

- A single-storey form that sits comfortably against the rear elevation.
 - A modest footprint and proportionate footprint.
- High-quality cladding that enhances the visual interest of the rear elevation without competing with the original stone façade.

Due to its rear position, the extension will not be visible from the public highway and will not alter the appearance of the property within the street scene.

IMPACT ON NEIGHBOURING AMENITY.

The proposal has been carefully designed to full respect the amenity of neighbouring properties. The single-storey scale and siting ensure:

- No harmful overshadowing.
- No significant loss of daylight or sunlight.
 - No overlooking or loss of privacy

The extension sits well within the established building line of neighbouring rear projections and will not create an overbearing impact.

PLANNING POLICY CONSIDERATION.

The proposal is consistent with the National Planning Policy Framework, which supports well-designed home extensions and improvement. The development also aligns with relevant Kirklees Local Plan Policies, such as Policy LP24 – Design. The proposal achieves good design by:

- Ensuring the extension is subordinate to the host dwelling.
- Use of high-quality, contemporary materials appropriate for a domestic setting.
 - Avoiding adverse impacts on neighbouring amenity.
 - Improving the layout and usability of the home.

The extension is not visible from public viewpoints and therefore has no impact on the wider street scene, and the development is fully compliant with the relevant framework.

CONCLUSION.

The proposed development, including the removal of the existing orangery and construction of a high-quality single-storey rear extension, represents a well-considered enhancement to the property. It improves the functionality, efficiency, and appearance of the home while maintaining respect for neighbouring amenity and local character. The proposal is modest, policy-compliant and designed to a high standard. For these reasons, approval of the application is respectfully requested.