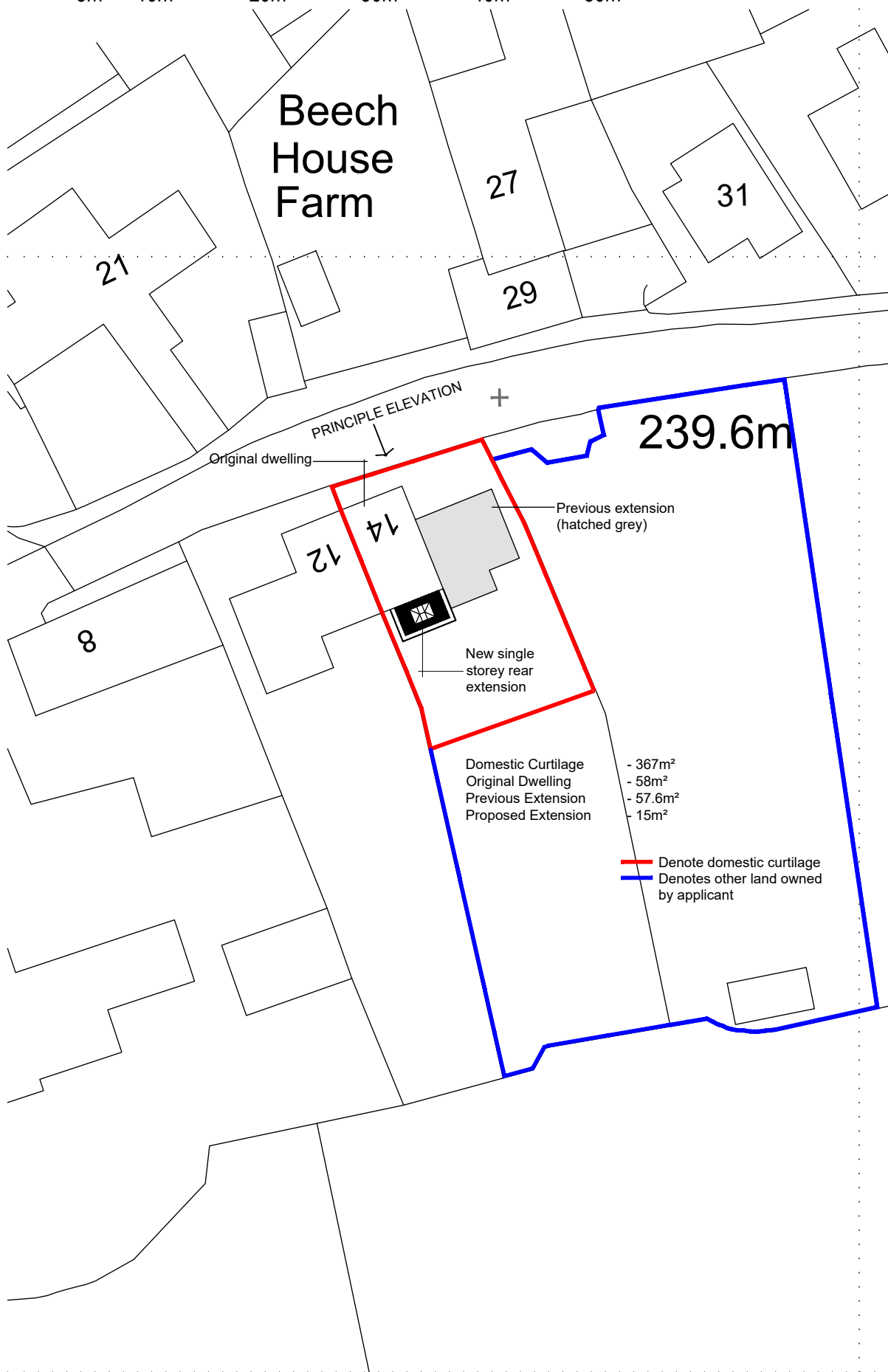
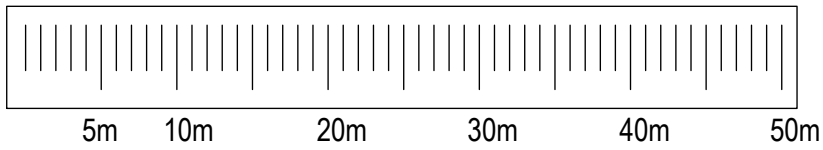


1:500



Domestic Curtilage
Original Dwelling - 367m²
Previous Extension - 58m²
Proposed Extension - 57.6m²
New Extension - 15m²

— Denote domestic curtilage
— Denotes other land owned by applicant

Rear Extension (Permitted Development)

In assessing the proposal against this:

Development not permitted

A.1 Development is not permitted by Class A if—
a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Comment: Permission has not been granted by any of the above.

b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

Comment: The total area of the rear extension would not exceed 50% of the total area of the curtilage of the dwellinghouse (factoring in the previous extension).

c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

Comment: The highest part of the extension would not exceed the height of the highest part of the roof of the existing dwellinghouse and be within the maximum 3m roof apex requirement.

d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

Comment: The height of the eaves would not exceed the height of the eaves of the existing dwellinghouse and would also be within the 3m maximum eaves level requirement.

e) The enlarged part of the dwellinghouse would extend beyond a wall which

(i) forms the principal elevation of the original dwellinghouse;

or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

Comment: The proposed extension does not extend beyond the principal elevation as shown on the adjacent proposed block plan the extension is sited to the rear of the property and therefore meets this requirement.

f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and

I. extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwelling, or

II. 3 metres in the case of any other dwellinghouse.

III. Exceed 4 metres in height;

Comment: The proposed extension is to the rear of the property, does not extend beyond the principal or rear elevation, is no more than 3m in height and 3m in eaves height and therefore meets this requirement.

g) For a dwelling not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and

I. Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwelling, or 6 metres in the case of any other dwellinghouse, or

II. Exceed 4 metres in height

Comment: The dwelling is on article 2(3) land (Conservation Area). The proposed extension is to the rear of the property. The Proposal extends 3m from the original rear wall of the dwelling and has a maximum roof height of 3m in line with requirements of proposals with Article 2(3) land.

h) The enlarged part of the dwellinghouse would have more than a single storey and

a. Extend beyond the rear wall of the dwellinghouse by more than 3 metres, or

ii. Be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse

Comment: The extension would not have more than a single storey and is 9.9meters from the rear boundary opposite the original rear elevation.

i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

Comment: The extension is within 2 metres of the boundary of the curtilage of the dwellinghouse but the eaves of the extension would measure no more than 3 metres when taken from ground level as shown by the existing and proposed plans.

j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would

I. Exceed 4 metres in height

II. Have more than a single storey, or

III. Have a width greater than half the width of the original dwellinghouse

Comment: The extension projects beyond a wall forming a rear elevation but does not exceed 3 metres in height. The proposed extension is single storey and does not have a width greater than half that of the original dwellinghouse. NB its important to note the side (South West) wall of the existing living room is not an original wall.

ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

Comment: The proposed rear extension meets this requirement.

k) It would consist of or include

i. The construction or provision of a verandah, balcony or raised platform

ii. The installation, alteration or replacement of a microwave antenna,

iii. The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

iv. An alteration to any part of the roof of the dwellinghouse

Comment: N/A

l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Comment: N/A

A.1 Development is not permitted by Class A if Conditions A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if:

a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

Comment: The dwellinghouse is on article 2(3) land, however as indicated on the adjacent proposed drawings, the design meets all criteria required for proposals within a Conservation Area (Article 2(3) land).

A.3 Development is permitted by Class A subject to the following conditions—

a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

I. obscure-glazed, and

II. non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;

and

III. where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, as far as practicable, be the same as the roof pitch of the original dwellinghouse.

Comment: The construction materials would be of a matching visual appearance to the existing dwellinghouse. As the proposal is for a single storey rear Conservatory extension, no upper floor windows in a wall or roof slope forming a side elevation are proposed.

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Project

Erection of Single Storey Rear Extension, Alterations to Dwelling and Removal of Tree at, 14 Manor Road, Farnley Tyas, Huddersfield, HD4 6UL
Client

Mr & Mrs A Buckle

Drawing Title/Issue

Proposed Block Plan

scale 1:500 date 05/2025 sheet size A3 dwg. no. 25/1196/05

Do not scale from drawing, use figured dimensions only.

All dimensions must be checked and verified on site prior to commencement of works and architect to be notified of any discrepancies.

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