

PLANNING STATEMENT

February 2026

Section 73 Application

6 Foxglove Road, Huddersfield.

1. Introduction

This application is submitted under Section 73 of the Town and Country Planning Act 1990 to vary the approved drawings relating to planning permission for:

"Erection of extension to existing garage to form double garage, widening of driveway and vehicular access, installation of bifolding doors and additional window to rear elevation, and erection of rear steel-framed balcony with frameless glass balustrade."

The original permission established the principle of extending the existing single garage to form a double garage within the side garden area of the property.

This application seeks to vary the approved drawings solely in respect of the garage element, by extending the approved garage a further approximately 1.35 metres to the rear (within the side garden), while retaining the previously approved width.

No other elements of the approved scheme are altered.

2. Nature of the Proposed Variation

The approved scheme increased the width of the existing garage to form a double garage. The current proposal retains that approved width.

The only change proposed is a modest rearward extension of approximately 1.35 metres beyond the approved footprint. This extension remains wholly within the established side garden area and does not extend closer to Foxglove Road than the previously approved scheme.

The roof form has been adjusted to incorporate a hipped dual-pitch arrangement to accommodate the additional depth in a visually balanced and proportionate manner. The ridge height remains comparable to the approved scheme and does not introduce any additional vertical impact.

There are no changes to:

- The approved driveway widening and vehicular access.
- The rear balcony arrangement.
- The bifolding doors and additional rear window.
- The general siting of the garage within the plot.

The amendment is therefore limited in scope and relates only to the depth and associated roof geometry of the garage extension.

3. Planning Considerations

Scale and Massing

The approved permission established the acceptability of a double garage within the side garden. The proposed additional 1.35 metres of depth represents a modest increase in footprint that does not materially alter the scale or massing of the development when viewed from Foxglove Road or neighbouring properties.

Importantly, the width of the garage remains exactly as previously approved. The proposal does not introduce a larger or more dominant frontage.

Design and Visual Impact

The introduction of a hipped dual-pitch roof form provides a balanced and coherent architectural response to the additional depth. The revised roof form softens the mass of the garage and integrates it more comfortably with the host dwelling.

Materials remain as previously approved, ensuring visual continuity.

Residential Amenity

The extension projects within the side garden and does not materially alter relationships with neighbouring properties. There are no additional windows or openings introduced that would affect privacy.

The increase in depth is limited and does not introduce additional overshadowing or overbearing impact beyond that already accepted through the original permission.

Highway and Access

There are no changes to the approved access or driveway arrangements. The previously assessed highway impacts remain unchanged.

4. Conclusion

This Section 73 application seeks to vary the approved drawings to allow a modest 1.35 metre rear extension to the previously approved double garage.

The principle of a double garage in this location has already been accepted. The proposed amendment does not increase the approved width, does not alter access arrangements, and does not introduce additional amenity impacts.

The proposal represents a minor material amendment to the approved scheme and remains fully compliant with the design and residential amenity considerations underpinning the original decision.

The application is therefore respectfully submitted for approval under Section 73.