

ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

SUPPORTING STATEMENT.

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

1. INTRODUCTION.

This Planning Supporting Statement has been prepared in support of a Householder Planning Application seeking planning permission for the erection of a front extension, lower ground floor rear extension, addition of an additional storey with a balcony, refinement of elevations, erection of detached car port, with associated internal and external alterations.

The site benefits from prior approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which established the principle of adding an additional storey to the dwelling. The current submission builds upon that established principle and seeks full planning permission for a comprehensive and high-quality redevelopment of the property. Planning Application Reference: 2025/CLAA/93159/E.

2. SITE AND SURROUNDINGS.

The site comprises a two-storey dwelling located within a well-established residential area of Batley, characterised by a mix of two and three-storey houses. As outlined in the previous Prior Approval Supporting Statement, the immediate streetscene contains several taller properties, with varying roof forms and architectural styles. The site topography slopes from front to rear, meaning the dwelling presents as one-storey from the street and two-storey from the rear garden. The property is not listed, not in a conservation area, and retains full permitted development rights. The property currently presents as dated in appearance, with limited architectural detailing and a tired visual quality. The proposal seeks to significantly enhance both the visual appearance of the dwelling and its contribution to the street scene.

3. PLANNING HISTORY.

Prior Approval was recently granted under Class AA, which established the principle of constructing an additional storey on the dwelling.

Under the Class AA submission:

- The new storey replicated the existing roof pitch.
- Window positions aligned directly with those below in accordance with Class AA requirements.
- Materials were required to match the existing dwelling.

The approved scheme was necessarily limited in design flexibility due to the constraints of permitted development legislation. The current Householder Application seeks to refine and improve the architectural quality of the development while maintaining the established principle of upward extension.

The fallback position of the Class AA approval is therefore a material consideration in the assessment of this application.

4. THE PROPOSED DEVELOPMENT.

This Householder Application seeks permission for:

- Construction of the previously approved additional storey (with design refinements).
- Lower ground floor rear extension.
- Ground floor front extension.
- Refinement of all elevations.
- Internal and external alterations.
- Erection of detached car port.

While we acknowledge that the proposed detached carport is positioned forward of the principal front elevation, its siting has been carefully considered in the context of the plot layout and surrounding development pattern. The carport remains modest in scale, open in form, and subordinate to the host dwelling and neighbouring dwellings, ensuring it does not dominate the frontage. Furthermore, its lightweight design and complementary materials will allow it to integrate sensitively with both the proposed dwelling and the wider streetscene. The positioning also enables practical and safe vehicular access, improving off-street parking provision without compromising the overall visual amenity or character of the area.

The design transforms a tired dwelling into a high-quality modern home with a strong architectural presence.

Key features include:

- A front projecting gable providing visual interest and articulation.
- Refined fenestration with improved proportions.
- Marginally increased roof pitch.
- Introduction of quoin detailing.
- Incorporation of ashlar stonework.
- Stone materials to match the existing house and reflect the surrounding context.

The scheme elevates the architectural character of the dwelling, introducing depth, texture, and detailing that significantly improves its contribution to the street scene.

5. ROOF DESIGN.

Under the previously approved Class AA scheme, the roof pitch mirrored that of the existing dwelling.

Within this Householder Application, the roof pitch has been slightly increased to:

- Provide improved proportions.
- Enhance architectural character.
- Deliver a more contemporary and refined appearance.

While this marginally increases the overall ridge height compared to the Class AA approval, it is critical to note:

- The proposed EAVES level remains significantly below that of neighbouring dwellings.
- The proposed ridge height also remains significantly lower than adjacent properties.
- Submitted street scene and section drawings clearly demonstrate this relationship.

As such, the proposal will not appear dominant, overbearing, or out of scale within the street scene. Whilst the roof pitch has been marginally increased, compared to the previously approved Class AA

scheme, the overall scale remains comfortable below neighbouring properties and does not result in any material increase in visual impact, but rather enhances the appearance of the property and makes a positive contribution to the character of the street scene.

6. IMPACT ON CHARACTER AND APPEARANCE.

The proposal represents a substantial visual improvement over the existing dwelling.

The development:

- Introduces high-quality traditional materials, that compliment the existing dwelling and wider context.
- Incorporates architectural detailing such as quoins and ashlar stonework.
- Enhances roof articulation through the projecting gable feature.
- Provides improved symmetry and proportionality.

The varied character of the surrounding area means the proposal will sit comfortably within the streetscape. The dwelling will remain clearly residential in scale and form.

Overall, the scheme enhances visual amenity and contributes positively to the character of the area.

7. RESIDENTIAL AMENITY.

The proposed development has been carefully designed to ensure there is no unacceptable impact on neighbouring residential amenity.

Overlooking and Privacy:

- Window placements are positioned to avoid direct overlooking.
- The additional storey principle has already been accepted under Class AA.
- Separation distances remain consistent with the existing context.

The property benefits from an existing ground floor rear balcony, like the other dwellings on that street scene, in order to make the most of the views to the rear. The proposed first floor balcony,

introduced as part of the upward extension, has been carefully positioned to service the application property's own rear garden and does not result in materially harmful overlooking. The addition of the balcony does not give rise to overbearing impact, loss of privacy, or unacceptable intensification of overlooking when assessed against the existing situation. The proposal therefore preserves neighbouring residential amenity and accords with local and national planning policy requirements.

Overbearing and Dominance:

- The dwelling remains lower in both eaves and ridge height than neighbouring properties.
- The increased roof pitch does not result in material visual harm.
- The scale remains domestic and proportionate.

Daylight and Sunlight:

- The extensions are modest in scale.
- The overall height remains subservient relative to neighbouring dwellings.
- No unacceptable loss of light will arise.

The proposal therefore complies with residential amenity expectations under local and national policy.

8. SHADOW ANALYSIS.

An assessment of the potential sunlight and shadow impacts arising from the proposed development at 34, France Street, Batley has been undertaken, having regard to the orientation of the site, the relative positioning of neighbouring dwellings and the scale of the proposed extensions. This assessment has been informed by the typical sun paths throughout the year. The dwelling at 34 France Street is located within an established residential plot with neighbouring properties positioned at sufficient distance to the front and sides. The site benefits from a sloping topography, falling from front to rear, which influences how built form is perceived and how shadow is cast. The proposed upward extension and associated additions are largely contained within the existing footprint of the dwelling. The modest scale of the rear extension further ensures that shadowing effects are limited. The assessment concludes that the proposed development will not result in any

material increase in overshadowing to neighbouring properties or their associated private amenity spaces. In particular:

- The height and siting of the upward extension are consistent with built forms already present within the surrounding streetscene.
- The separation distances between the application site and neighbouring dwellings are sufficient to prevent unacceptable shadowing.
- The proposed extensions do not project significantly beyond the existing building lines, in a manner that would obstruct sunlight.
- Any additional shadow cast would be limited, transient, and largely confined within the applicant's own site.
- There would be no meaningful loss of sunlight to principal habitable windows of neighbouring properties.

9. STREET SCENE.

The submitted street scene sections should be read alongside the accompanying street scene photographs shown below, illustrating the character, scale and appearance of residential development along France Street. The photographs demonstrate that the street scene is characterised by house types that present as three and four storeys when viewed from the public realm. This context is an important consideration when assessing the visual impact of the proposal, as it confirms that increased building height is not uncommon or out of character with this part of Batley. The application site itself is influenced by the sloping nature of the land, resulting in the dwelling presenting as single-storey when viewed from the street scene and two-storey when viewed from the rear. This characteristic is mirrored elsewhere along the street. When viewed in this context, the refined proposed upward extension would not appear visually intrusive or incongruous within the street scene. Instead, it would sit comfortably alongside neighbouring properties that already exhibit comparable scale and presence. The proposal therefore reinforces the established character of the area rather than introducing an alien or dominant form of development.



Overall, the photographic evidence clearly demonstrates that that proposed development is consistent with the prevailing built form, scale, and variety of the surrounding street scene.

10. FALLBACK POSITION AND MATERIAL CONSIDERATIONS.

The extant Class AA approval is a significant material consideration.

The principle of:

- Increasing the height of the dwelling; and
- Introducing a full additional storey

has already been established and accepted.

The current proposal delivers a materially improved architectural outcome compared to what could be implemented under permitted development. The design flexibility afforded through the Householder Application results in a more cohesive, better detailed, and higher-quality scheme.

11. PLANNING POLICY CONTEXT.

The proposal has been assessed against relevant policies of the Kirklees Local Plan (2019) and the objectives of the National Planning Policy Framework (NPPF). Taken as a whole, the development is fully compliant with the development plan and represents an appropriate form of residential development within an established urban area.

Policy LP24 – Design: This policy requires development to be of a high standard that respects and enhances local character, relates positively to surrounding buildings, and demonstrates appropriate scale, massing, layout, materials, and architectural detailing. The proposal satisfies this policy by:

- Responding positively to the varied character and roofscape of France Street.
- Using materials, for example stone, that closely match and complement the existing dwelling and neighbouring properties.
- Ensuring the upward extension and associated additions are proportionate and visually cohesive.
- Presenting refined architectural solution that enhances the appearance of the host property.
- The proposed works are proportionate and well-considered.

Policy LP59 – Residential Amenity: This policy seeks to ensure that development does not result in unacceptable harm to the amenity of existing or future occupants through issues, such as overlooking, loss of privacy, loss of daylight or sunlight, or overbearing impact. The proposal complies with this policy by:

- Maintaining appropriate separation distances to neighbouring dwellings.
- Carefully positioning windows to avoid harmful overlooking.
- Ensuring the scale and siting of extensions do not result in overshadowing or dominance.
- Reflecting established residential relationships typical of the surrounding area.

Policy LP22 – Parking: This policy requires development to provide safe, secure and appropriate parking provision, having regard to the type and scale of development, site accessibility, highway safety and local car ownership levels. Development should not result in unacceptable on-street parking pressure or harm to highway safety. The proposal complies by:

- Retaining adequate off-street parking provision within the existing curtilage of the dwelling.
- Maintaining safe and suitable vehicular access to and from the highway.
- Ensuring the proposed extension do not displace or reduce parking capacity.
- Providing parking arrangement that reflect the scale and residential nature of the development.

The proposed detached carport will provide safe and secure off-street parking while remaining visually unobtrusive. Its design has been carefully considered to complement the proposed dwelling and enhance the overall character of the streetscape, while being positioned away from adjacent

properties, to avoid any overshadowing or overbearing impacts, but still in the ownership boundary of the applicants property.

Policy LP1 – Achieving Sustainable Development: This policy sets out the overarching objective of achieving sustainable development by supporting proposals that contribute to economic, social and environmental sustainability, make effective use of land, and enhance the quality of the built environment. The proposal complies with this policy by:

- Making effective use of an existing residential site.
- Enhancing the quality and longevity of the existing house through a thoughtful design, that reflects that of a modern-day family.
- Improving the visual appearance of the dwelling and its contribution to the street scene.
- Providing upgraded living accommodation that supports long-term residential use.
- Delivering development that avoids material harm to neighbouring amenity or the wider environment.

Policy LP2 – Place Shaping: This policy seeks to ensure development contributes positively to the character and identity of places by responding to local context, enhancing distinctiveness, and respecting settlement patterns. Although not specific to house extensions, this policy supports proposals that enhance local character and respect established street scenes, which the refined design and improved architectural quality achieves. The proposal complies with this policy by:

- Responding positively to the existing built form and materials palette.
- Enhancing the appearance of the property in a way that contributes positively to the street scene.
- Respecting local character through appropriate scale, form and detailing.

12. CONCLUSION.

This Householder Planning Application seeks permission for a comprehensive and well-considered enhancement of the existing dwelling.

The proposal:

- Builds upon the established mass under Class AA.

- Retains eaves and ridge levels significantly below neighbouring properties.
- Introduces high-quality materials and architectural detailing.
- Enhances the street scene.
- Preserves neighbouring amenity.
- Complies with local and national planning policy.

The scheme transforms a dated dwelling into a well-designed, modern family home that positively contributes to its surroundings.

In light of the above, it is respectfully requested that planning permission be granted.