

## PLANNING STATEMENT

Proposed Extension at Briar Mead, Pinfold Lane, Mirfield, WF14 9JA

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### 1. Introduction

This Planning Statement is submitted in support of a householder planning application for the proposed extension at Briar Mead, Pinfold Lane, Mirfield, WF14 9JA.

The proposal seeks permission for an extension to create a dedicated bedroom and living area

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### 2. Site and Existing Context

The application property is a residential dwelling located within an established residential area of Mirfield. The surrounding properties are primarily detached and semi-detached homes with private gardens and a variety of extensions and outbuildings typical of the area.

The site currently benefits from:

- An existing ground floor extension; and
- A detached double garage positioned within the curtilage of the property.

The proposed development is located in the area currently occupied by or adjacent to the existing detached double garage.

Importantly, the proposal does not significantly increase the overall built massing on the site, as it effectively replaces or consolidates built form that already exists within the curtilage. The visual and spatial impact will therefore be limited when viewed in the context of the existing structures.

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### 3. Description of Proposed Development

The proposal involves extending the existing extension to provide:

- A dedicated bedroom;
- A semi-independent living area;
- Associated internal access improvements.

The accommodation is intended solely to meet the needs of a dependent child within the household and does not constitute a separate dwelling.

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## 5. Design, Scale and Massing

The extension has been carefully designed to remain:

- Subordinate to the host dwelling;
- Compatible in scale and form;
- Constructed using materials that match or complement the existing property.

Given the presence of the existing detached double garage on the site, the proposal does not introduce a disproportionate increase in built development. The overall massing will be comparable to the current arrangement of structures within the curtilage.

In spatial terms, the development consolidates built form rather than expanding significantly beyond the established footprint of domestic structures. As such, the visual impact on the character of the site and surrounding area will be minimal.

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## 6. Impact on Neighbouring Amenity

The proposed extension has been designed to ensure:

- No material loss of light to neighbouring properties;
- No unacceptable overshadowing;
- No additional overlooking beyond existing relationships;
- No overbearing impact in terms of scale or bulk.

The scale of development remains proportionate within the plot and consistent with domestic extensions in the locality.

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## 7. Planning Policy Considerations

The proposal accords with:

- Local planning policies supporting sustainable residential extensions;
- Policies encouraging adaptable and inclusive housing;
- The National Planning Policy Framework (NPPF), which promotes healthy, inclusive communities and supports meeting the needs of people with disabilities.

The development enables a vulnerable child with complex needs to remain within the family home in a safe and appropriate environment, aligning with both local and national planning objectives.

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## 8. Conclusion

The proposed extension at Briar Mead, Pinfold Lane, Mirfield is a proportionate and necessary response to exceptional family circumstances.

The development:

- Provides essential semi-independent accommodation for a child with autism;
- Addresses significant sensory conflict between two autistic siblings;
- Does not materially increase overall site massing due to the presence of the existing detached double garage;
- Preserves neighbour amenity and local character.

For these reasons, planning permission is respectfully requested.