

ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

PLANNING SUPPORTING STATEMENT.

11, OAKLAND COURT, KIRKBURTON, HUDDERSFIELD, HD8 0XF, UNITED KINGDOM.

1. INTRODUCTION.

This statement supports the householder planning application for the demolition of the existing garage and the erection of a new detached single garage with associated internal and external alterations at 11 Oakland Court, Kirkburton, Huddersfield. This report demonstrates that the proposal is acceptable in planning terms, satisfies relevant policy considerations and represents high-quality design appropriate to its context.

2. SITE CONTEXT.

The application site comprises a detached red-brick dwelling within a residential area of Kirkburton. The building is not listed, is not located within a conservation area, and retains its permitted development rights. No adverse heritage or environmental designations apply to the site, and there is no recorded planning history of relevance to the red-brick detached property. The existing garage is in a poor state of repair, constructed to an outdated standard and characterised by a flat roof that is out of keeping with both the host dwelling and the surrounding streetscape. The structure currently detracts from the visual quality of the site and fails to contribute positively to the wider area.

3. DESCRIPTION OF THE PROPOSED DEVELOPMENT.

The application proposes:

- The demolition of the existing garage
- The construction of a new, high-quality detached garage with a pitched roof gable end, designed to match the roof form of the existing house;
- External finishes in high-quality render to improve visual character.
- External finishes in high-quality render have been selected to replace the outdated red brick of the existing garage, offering a high-quality, durable, and visually distinctive finish that complements the architectural character of the host dwelling and enhances the overall appearance of the site.
- Internal and external alterations.

The proposal has been designed to integrate with the dwelling in terms of scale, form and materials, and will remain subordinate to the main house.

4. PLANNING POLICY CONTEXT.

National Planning Policy Framework (NPPF).

Policy Requirement:

The NPPF (Chapter 12 – Achieving Well-Designed Places) places significant emphasis on good design, stating that developments should:

- function well and add to the overall quality of the area;
- establish a strong sense of place through appropriate layout and choice of materials;
- respond to local character and history, while not preventing or discouraging appropriate innovation;
- create safe, accessible and inclusive spaces; and
- optimise the potential of the site to accommodate development.

How the Proposal Meets This Requirement:

- The proposed garage will function well as a modern ancillary building that replaces an outdated structure, improving the space for the occupants.
- The design responds to the local context by adopting a pitched roof form that reflects the existing dwelling's roofline, creating visual harmony and reinforcing local character.
- High-quality materials, including a carefully considered rendered finish, have been selected to enhance the visual appearance of the site and complement the host dwelling's palette, leading to a more coherent and visually attractive property.
- The layout ensures safe, convenient movement between the garage, driveway, and garden, and does not introduce any new routes or features that would adversely affect neighbours.

Justification:

This proposal reflects the NPPF's objectives for well-designed development that responds to existing character, improves quality of place, and respects the amenity of neighbours, while ensuring practical functionality for the occupiers.

Policy LP24: Design (Good Design for Kirklees).

Policy Requirement:

Policy LP24 of the Kirklees Local Plan requires that all development proposals must:

- Promote good design that respects the scale, form, layout, materials and detailing of the existing building and the area;
- Enhance the visual character of the site and street scene;
- Protect the amenity of residents, including avoiding unacceptable impacts from overshadowing, overlooking, or overbearing impacts; and
- Where relevant, reflect the guidance contained in the Kirklees House Extensions and Alterations Supplementary Planning Document (SPD), which outlines design considerations for residential extensions and outbuildings such as garages.

How the Proposal Meets This Requirement:

- The proposed garage is subordinate in scale to the host dwelling and sits comfortably within the site boundaries, ensuring it does not dominate the property or disrupt the established pattern of development.
- The pitched roof form has been chosen to reflect the character of the main house, contributing to a cohesive visual appearance.
- The proposed use of high-quality external finishes provides a noticeable improvement over the existing dated structure, enhancing the appearance of the dwelling and the wider streetscape.
- The location and design of the garage ensure no significant adverse impacts on neighbouring properties with respect to privacy, outlook, or daylight.

Justification:

By addressing the key design elements set out in LP24, the proposal enhances the visual character of the property, respects the local context, and safeguards residential amenity, thereby fully meeting the requirements of the policy.

Policy LP1: Presumption in Favour of Sustainable Development

Policy Requirement:

Policy LP1 states that development proposals which accord with the policies in the Local Plan should

be approved without delay, unless material considerations indicate otherwise. It reinforces the need for development to contribute positively to social, economic, and environmental objectives.

How the Proposal Meets This Requirement:

- The replacement garage supports the continued use and enjoyment of the existing family home, contributing positively to the social well-being of the occupants.
- The development uses existing residential curtilage and will not result in additional land take or environmental harm.
- Visually, the proposal enhances the property, strengthening its contribution to the local area.

Justification:

The proposal accords with the development plan as a whole and does not conflict with any policies in the Kirklees Local Plan. There are no material considerations that would outweigh this compliance; therefore, the application should be supported in line with Policy LP1.

5. DESIGN AND VISUAL IMPACT.

The proposed garage:

- Improves site appearance through the demolition of the outdated existing structure that currently detracts from the streetscape.
- Responds to the architectural language of the host dwelling by adopting a pitched roof form that mirrors the main house, reducing visual discordance when viewed from the street.
- Uses high-quality materials (render finish) which will provide a cohesive and contemporary aesthetic that is visually compatible with the host property and adjacent homes.
- Reflects Local Plan design objectives, ensuring the form, scale and detailing respect the host building and local character (see LP24).

Careful consideration has been given to avoiding overbearing impacts or loss of outlook to neighbours. The garage sits within the existing curtilage and respects separation distances, avoiding overshadowing or overlooking concerns.

The existing garage at 11 Oakland Court is partially finished with pebble dash, which is a traditional form of render applied over red brick. While functional, the current finish is aged, weathered, and

visually outdated, contributing to the overall tired appearance of the structure. The proposed garage will be finished in a high-quality, smooth rendered finish, carefully selected to provide a more contemporary and durable appearance while remaining sympathetic to the character of the host dwelling. This upgrade will enhance the visual quality of the site, provide a modern and cohesive aesthetic, and ensure a long-lasting, low-maintenance finish that is of a noticeably higher standard than the existing pebble dash.

6. RESIDENTIAL AMENITY AND NEIGHBOUR IMPACT.

The proposed detached garage will not cause any significant adverse impacts on the residential amenity of neighbouring properties. Its siting and scale ensure that:

- No undue loss of light or overshadowing will occur
- No unacceptable overlooking or privacy issues will arise
- The overall footprint and height remain subordinate in the context of existing buildings.

This approach aligns with the amenity expectations of LP24 and the supporting SPD guidance, ensuring neighbours are unaffected by the development.

7. CONCLUSION.

The proposed demolition of the existing garage and replacement with a well-designed, single detached garage:

- Improves the appearance and condition of the site;
- Enhances the architectural coherence of the dwelling and local area;
- Complies with relevant planning policies, particularly design and amenity objectives set out in LP24 of the Kirklees Local Plan and national design principles in the NPPF;
- Satisfies the requirements of the Council's adopted SPD guidance on house extensions and alterations.

For these reasons, the proposal represents an acceptable and well-designed form of development that will enhance both the host property and the wider area. It is respectfully requested that planning permission be granted.