



Studio  
Charrette

**Side extension of existing single garage to create a double garage. Replacement of existing garage flat roof with a pitched roof. Provision of a new window and door to the rear of the garage. Provision of new footpath and steps around extended garage. Replacement of existing kitchen window with French doors. Replacement of existing back door with a raised window. Provision of new side window. Render the whole building.**

**11 Henley Avenue, Dewsbury, WF12 0JP**

**Planning Statement**

## Introduction

Studio Charrette has been commissioned to prepare a householder planning application for:

- Side extension of existing single garage to create a double garage.
- Replacement of existing garage flat roof with a pitched roof.
- Provision of a new window and door to the rear of the garage.
- Provision of new footpath and steps around extended garage.
- Replacement of existing kitchen window with French doors.
- Replacement of existing back door with a raised window.
- Provision of new side window.
- Render the whole building.

at 11 Henley Avenue, Dewsbury, WF12 0JP.

This application is supported by the following documents:

- Planning application form;
- Correct fee;
- Planning Statement (this document);
- Site location plan
- Existing and proposed elevations
- Existing and proposed floor plans

**Figure 1: Site Photograph**



## Application Site

11 Henley Avenue currently comprises a brick-finished bungalow with a pitched roof, and an attached single garage under a flat roof. The property is set back from the road with a landscaped garden and driveway to the front and side.

While the immediate area is characterised by residential dwellings of varied form and scale, there is a clear consistency in material finishes, with many properties featuring white or cream render and pitched roofs. No. 11 currently stands apart due to its distinct brickwork and contrasting appearance.

The property is not a listed building. It is not located within a conservation area and there are no relevant Article 4 Directions covering the site.

**Figure 2: Site Location Plan**



## Planning History

No previous applications have been registered against the property.

There are no planning conditions or obligations on the site to preclude the proposed development.

## The Proposal

The proposal seeks to extend and improve the existing detached bungalow and attached garage at 11 Henley Avenue, situated on a generous corner plot within a predominantly residential area.

The proposed works include the side extension of the existing single garage to form a double garage, improving functionality and providing secure off-road parking. The garage roof will be replaced with a pitched roof, ensuring a more sympathetic relationship with the main bungalow and aligning with the roof forms of surrounding dwellings.

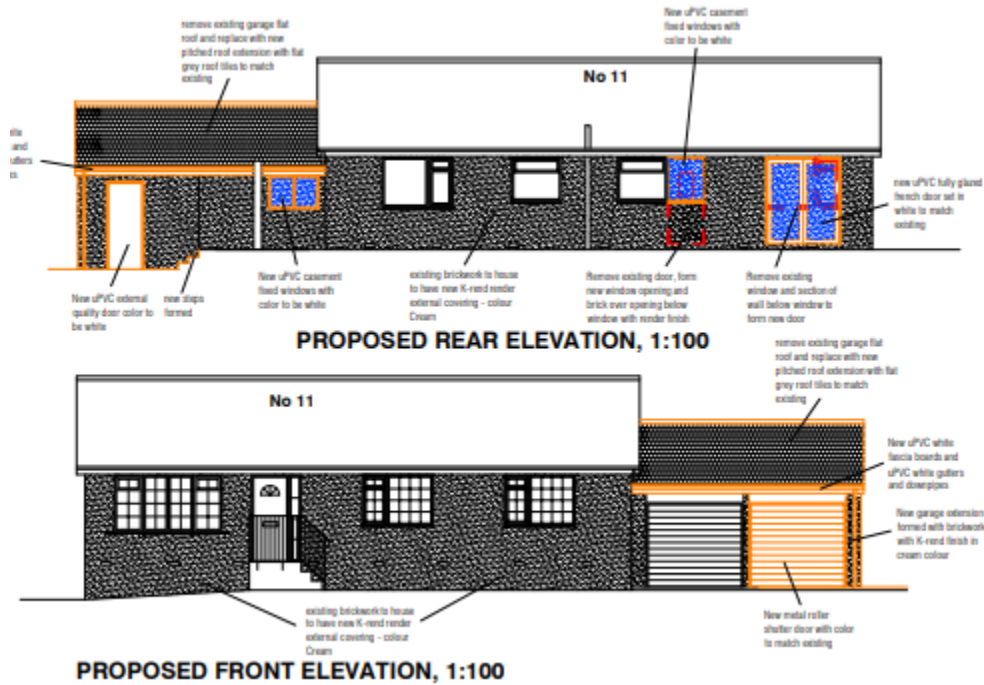
To enhance accessibility and amenity, a new window and door will be introduced at the rear of the garage, together with a footpath and steps to facilitate safe circulation around the extended structure.

Alterations to the main dwelling include:

- Replacement of the existing kitchen window with French doors to improve natural light and garden access.
- Replacement of the existing rear door with a raised window.
- Provision of a new side window to increase natural lighting and ventilation.

Finally, to unify the appearance of the dwelling with its surroundings, the entire building will be rendered. This will not only provide a refreshed, contemporary aesthetic but also allow the property to better harmonise with the prevailing character of Henley Avenue.

**Figure 3: Proposed Elevation**



**Access and parking**

Access to the dwelling remains unchanged. The extended garage provides an additional covered secure parking space and improves off-street provision. The new footpath and steps ensure safe and convenient access around the property.

## Planning Policy

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

### **National Policies:**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance

### **Adopted Local Plan Policies:**

Current planning policy for the area is set out in the Kirklees Local Plan. Relevant policies to consider this application against are as follows:

- LP 21: Highways and access
- LP 22: Parking
- LP 24: Design
- LP 52: Protection and improvement of environmental quality

## Assessment

### Principle of development

The National Planning Policy Framework (NPPF) has a general presumption in favour of sustainable development.

Paragraph 8 of the NPPF notes that sustainable planning includes *“a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”*.

Paragraph 11 of the NPPF confirms that there is a presumption in favour of sustainable development and that development that accords with the development plan should be approved unless material considerations indicate otherwise.

The proposed development comprises extensions and alterations to an existing dwelling. The proposal will improve the quality of living accommodation for the resident and is situated within a sustainable location.

The site is within the development boundary where extensions to dwellings are acceptable in principle. The proposed development should therefore be considered to comply with the relevant sections of the NPPF and the Local Plan.

### Design, layout and appearance

The National Planning Policy Framework (NPPF) supports development that is visually attractive and sympathetic to the surrounding area (see Para 135). It places significant weight on design quality (Para 139) and states that proposals should take into account local planning policy.

Policy LP 24 requires new development to have a high quality design. This includes ensuring developments enhance the character and distinctiveness of an area and ensuring residential developments provide sufficient functional space for everyday activities.

The proposals have been carefully considered to respect the scale, form, and proportions of the existing dwelling. The use of a pitched roof on the garage extension reflects the surrounding roofscape, while the rendered finish ensures the dwelling integrates more cohesively with the character of nearby properties. The changes are modest, sympathetic, and proportionate, improving both the functionality and visual quality of the home without causing adverse impact on neighbouring amenity or the wider street scene.

Overall it is considered the proposal is in compliance with relevant design policies.

### **Impact on neighbouring amenity**

Policy LP 24 emphasises that the principles of good design ensure proposed developments provide excellent standards of accommodation for future residents and have no negative impacts on the amenity of existing neighbouring buildings.

The proposed works will not result in any loss of privacy, daylight, or outlook for neighbouring residents. The garage extension is single storey and positioned away from the main habitable windows of adjacent properties, ensuring no overbearing impact. The introduction of new windows and doors is carefully considered, with orientations designed to maintain neighbour amenity while improving internal light and ventilation for the applicant.

The replacement of the kitchen window with French doors will provide direct access to the rear garden, encouraging outdoor use and enhancing the enjoyment of the property. The new footpath and steps improve accessibility and circulation around the dwelling. Overall, the proposals enhance the living conditions of the occupants and preserve the amenity of surrounding residents.

### **Sustainable design and construction**

Policy LP 52 requires new developments to demonstrate high standards of environmental performance.

The alterations will meet building requirements for insulation and will have thermally efficient windows and doors.

The proposal will not result in any loss of natural habitat.

The proposal is therefore acceptable in terms of sustainable design and ecology.

## Conclusion

Following a review of the proposals applicable policy and material considerations it is of our view that the development is in general conformity with all applicable policies as previously illustrated.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPF.