

## **PLANNING STATEMENT**

### **Demolition of existing detached garage and erection of Granny Annexe with attached external Store on land to rear of**

**54 Holmfirth Road, Meltham, Holmfirth**

#### 1. Introduction

This Planning Statement has been prepared in support of a planning application to Kirklees Council for the demolition of an existing detached garage and the erection of a single-storey granny annexe with an attached store within the residential curtilage of 54 Holmfirth Road, Meltham.

The statement explains the proposed development and demonstrates its acceptability in planning terms, having regard to the National Planning Policy Framework (NPPF) and relevant policies of the Kirklees Local Plan (2019).

#### 2. Site Location and Context

The application site comprises of a detached residential dwelling with an existing detached garage located within the domestic curtilage.

The surrounding area is residential in character, consisting of detached semi-detached and terraced dwellings. The existing garage is a single-storey structure located within the garden area of the property and is no longer used for vehicular parking, instead serving only as external storage.

#### 3. The Proposed Development

The proposal seeks full planning permission for the demolition of the existing detached garage and its replacement with a single-storey granny annexe with an attached store.

The proposed development will provide:

- Ancillary accommodation for dependent family use only
- A single-storey building subordinate in scale to the main dwelling
- Living accommodation including bedroom, bathroom, living space, and a small kitchen facility
- An attached storage area replacing the existing garage function
- A design that is sympathetic to the host dwelling and surrounding residential context.

Although the annexe includes its own kitchen facilities, it is intended to function solely as ancillary accommodation to the main dwellinghouse and will not operate as a separate or independent residential unit.

#### 4. Planning Policy Context (Kirklees Local Plan)

The proposal has been assessed against the Kirklees Local Plan (2019) and the NPPF, with particular regard to policies concerning design, residential amenity, and sustainable development.

Relevant policies include:

- LP24 – Design (high-quality development appropriate to its context)
- LP30 – Housing Mix and Density (efficient use of residential land)
- LP51 – Landscape and Townscape (protecting local character and amenity)

The proposal is considered compliant with these policies as it is appropriately scaled, well-designed, and remains within the established residential curtilage.

#### 5. Design and Appearance

The proposed annexe is modest in scale and single-storey in height, ensuring it remains clearly subordinate to the host dwelling.

The design and materials will be chosen to complement the existing property and its surroundings, ensuring a cohesive and appropriate appearance within the site. The replacement of the existing garage with a well-designed annexe is considered to enhance the overall appearance and functionality of the plot.

#### 6. Residential Amenity

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

The single-storey form, siting, and scale of the annexe ensure that it will not result in unacceptable overlooking, overshadowing, loss of privacy, or overbearing impact. The relationship with surrounding properties is considered acceptable and in accordance with planning policy.

#### 7. Access, Parking and Highway Safety

The existing access arrangements to the site will remain unchanged.

The existing garage is not used for vehicular parking, and its removal does not result in any loss of functional parking provision. Adequate parking remains available within the site to serve the host dwelling.

The proposed development will not result in a material increase in traffic generation or create any highway safety concerns.

#### 8. Use and Occupancy

The proposed annexe is intended to be used solely as ancillary accommodation in connection with the main dwelling at 54 Holmfirth Road.

Notwithstanding the inclusion of kitchen facilities, the annexe will remain functionally and legally tied to the principal dwelling and will not be occupied as a separate or independent unit of accommodation.

The applicant is willing to accept a planning condition restricting occupancy and use to ensure the annexe remains ancillary in perpetuity.

#### 10. Conclusion

The proposed demolition of the existing garage and erection of a granny annexe with attached store represents a sustainable and appropriate form of development within the residential curtilage.

The proposal is modest in scale, well-designed, and respects the character of the surrounding area. It preserves residential amenity, retains adequate parking provision, and complies with both the Kirklees Local Plan (2019) and the NPPF.

For the reasons set out above, the proposal is respectfully submitted for approval.