



Planning Statement

**Addition of first floor extension to
existing bungalow and alterations to
existing bay window and garage roof at
8 Gosport Lane, Outlane, Huddersfield
HD3 3FD**

Date: April 26

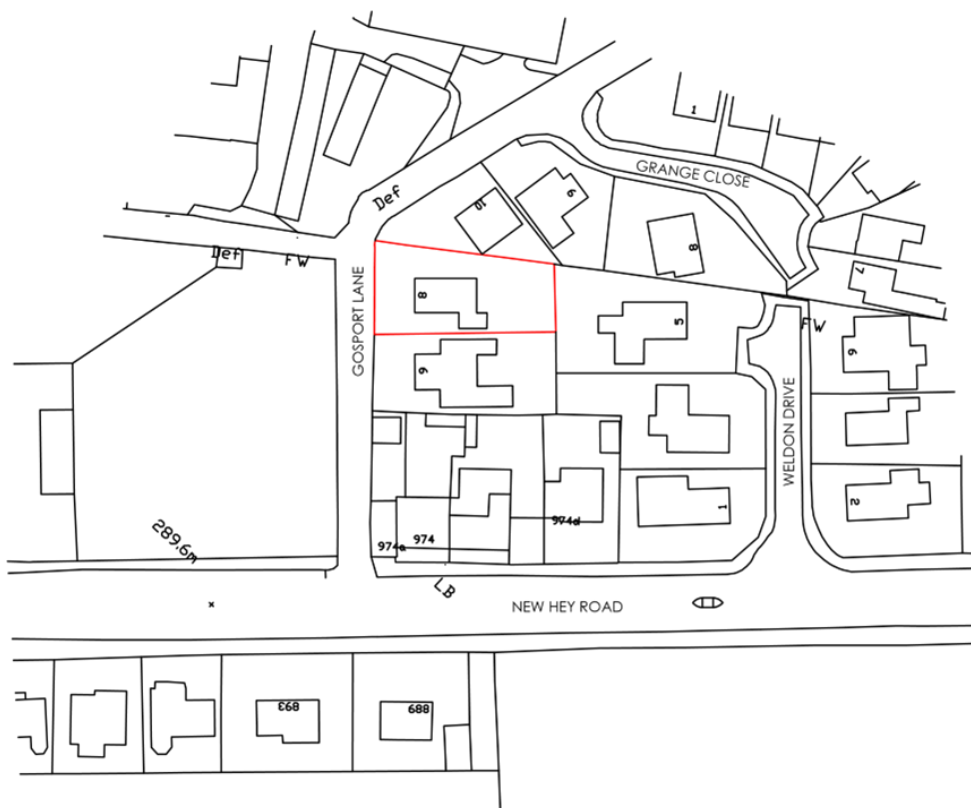
Reference: HPS10026

1.0 Introduction

- 1.1 This statement is submitted by **Householder Planning Services** on behalf of Mr and Mrs Moyers. The statement supports a Householder application the addition of a first-floor extension over an existing bungalow and alterations to the existing bay window and garage roof at 8 Gosport Lane, Outlane, Huddersfield.
- 1.2 This report describes the site and surrounding area, sets out the proposed plans and assesses the proposal against the local plan and supplementary planning guidance for residential extensions.

2.0 The Site

- 2.1 The site comprises a single storey bungalow adjoining two 2-storey dwellings.



- 2.2 The property lies within existing residential properties of varying scale and design in a predominantly residential area where 2-storey dwellings dominate.

3.0 Relevant Planning Policy

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise.
- 3.2 The Adopted Development Plan for this site is: -Kirklees Local Plan adopted in February 2019. The following policies are relevant in consideration of this application.

LP1 – Achieving sustainable development

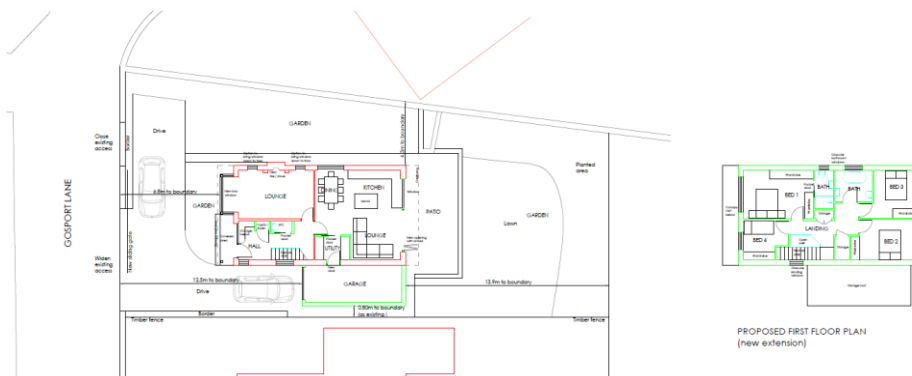
LP24- Design

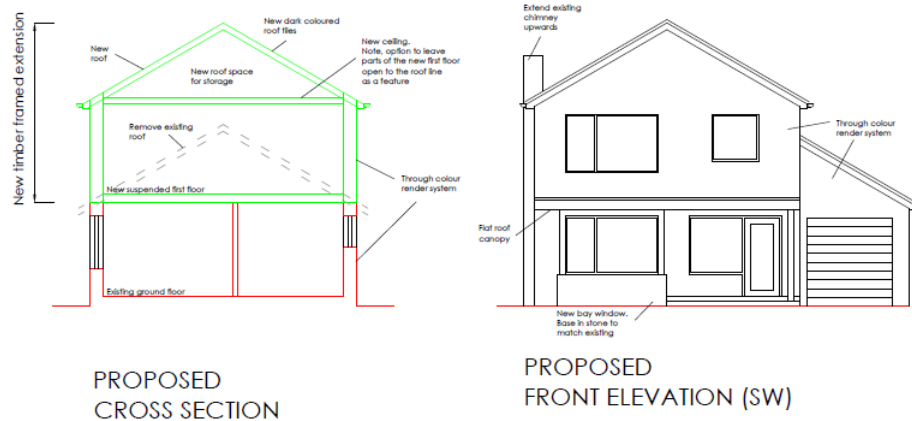
LP57 – The extension, alteration, or replacement of existing buildings.

- 3.3 Also relevant is Supplementary Planning Document – House extensions and alterations - June 2021.

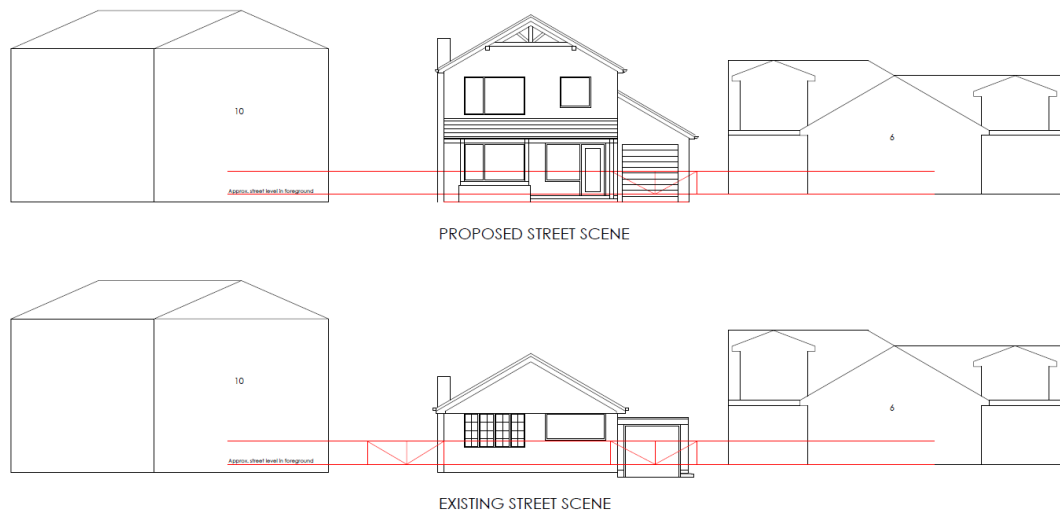
4.0 Proposed Development

- 4.1 The existing bungalow provides an internal layout that provides a kitchen, lounge, bathroom, three bedrooms and an attached garage. The proposed first floor brings the bedrooms and bathroom up to the first floor and utilises the ground floor for a more family friendly lounge, kitchen and dining space.





- 4.2 Having regard to the relationship with neighbouring properties and the setting within the street scene, the extension has been carefully designed to ensure that it sits well within the street scene. The scale and massing is now reflective of the immediate area.



5.0 Comments in support of the application

- 5.1 The proposed extension has been carefully designed having due regard to its relationship with the neighbouring properties and the street scene in terms of scale and massing. From the images above it can be seen that the height is

no greater than no.10 and whilst it is a bit higher than no.6, the separation distance and gradual increase in height from the single storey attached garage result in a gentle step up from the dormer bungalow scale at no.6 and the full 2-storey scale at no.10. Furthermore, the scale and massing is visually more in keeping than the existing situation where the bungalow is somewhat at odds with nos. 6 and 10.

- 5.2 The proposed extension would comply with policies LP24. In terms of policy LP57 and advice in the House extensions and alterations SPD, the proposal is slightly different from conventional side or rear extensions in that the aim in the design has been to make the property into a 2-storey dwelling rather than design it as being subservient to the host building.

6.0 Concluding comments

- 6.1 The proposed development will provide improved family accommodation whilst respecting the scale and character of dwellings in the area and have a positive impact in the street scene.
- 6.2 We trust the Council have all the information needed to make a positive decision.