

Planning Statement

for

Proposed Garage Conversion with Internal Alterations

6 Manor Park Road,
Cleckheaton,
BD19 5BN

Job Reference: 26013

Issue: May 2026

Revision:

This Planning Statement has been prepared in support of the application for the conversion of the existing integral garage at **6 Manor Park Road, Cleckheaton, BD19 5BN** into habitable accommodation.

The proposal comprises the internal conversion of the existing garage space with minor external alterations associated with replacing the garage door opening with materials designed to match the appearance of the existing dwelling. The proposed works are domestic in scale and remain subordinate to the host property.

The application has been prepared with regard to the relevant policies of the Kirklees Local Plan and the National Planning Policy Framework (NPPF), in particular those policies relating to sustainable development, residential amenity, design quality, and highway safety.

The proposal is considered to comply with the objectives of the NPPF, specifically Chapter 12 – Achieving Well-Designed Places, which seeks to ensure developments are visually attractive, sympathetic to local character, and provide a high standard of amenity for existing and future occupants.

At a local level, the proposal is considered to accord with the relevant provisions of the Kirklees Local Plan, including:

- Policy LP1 – Presumption in Favour of Sustainable Development, supporting sustainable forms of development;
- Policy LP22 – Parking, requiring development proposals to provide suitable parking provision and avoid unacceptable impacts on highway safety; and
- Policy LP35 – Design Principles, which seeks high-quality design that respects the character and appearance of the surrounding area.

A key consideration of the proposal is the loss of the existing garage parking space. However, the property benefits from an existing driveway capable of accommodating 2 no. off-street parking spaces, thereby maintaining compliance with the Council's parking standards for a dwelling of this size. The proposal therefore does not result in unacceptable pressure on on-street parking provision or detriment to highway safety.

Adequate provision also remains within the site for the storage of refuse and recycling bins in accordance with the existing residential use of the property.

The proposed development does not increase the footprint, height, or scale of the dwelling and will not adversely impact neighbouring residential amenity. The proposal represents an efficient use of existing built form to meet the changing needs of the occupants whilst preserving the character of the host dwelling and surrounding street scene.

Accordingly, the proposal is considered to comply with both national and local planning policy, and it is respectfully requested that planning permission is granted.