Planning Statement, Design Rationale and Response to Pre-Application Advice

This statement has been prepared in support of a full planning application for the proposed link extension and conversion of the existing outbuilding at 56A Hazel Grove. The scheme has been informed by pre-application discussions and has been carefully designed to align with the relevant policies of the Kirklees Local Plan, the House Extensions and Alterations SPD, and the National Planning Policy Framework.

Principle of Development and Use

The proposal seeks to incorporate the existing outbuilding into the residential use of the host dwelling. The accommodation will remain ancillary and incidental to No.56A, with no subdivision or creation of a separate dwelling. The development therefore represents a logical and sustainable use of an existing structure, avoiding overdevelopment and ensuring compliance with planning policy. Where necessary, this can be controlled via planning condition.

Design, Scale and Visual Amenity

The design approach has been led by a clear objective to preserve the established character of the building and its surroundings.

The existing pitched roof form is retained as the dominant feature of the outbuilding, ensuring the development reflects the traditional vernacular of the area. Rather than introducing a full roof terrace or altering the overall form, the proposal incorporates a narrow, linear opening along the apex of the roof. This creates a discreet, recessed outdoor space while maintaining the two sloping roof planes on either side.

As a result, the overall massing, profile, and visual appearance of the building remain largely unchanged. The development avoids the introduction of incongruous elements and sits comfortably within the existing roofscape, in accordance with Policy LP24 and the SPD design principles.

The proposed link extension is deliberately subservient in scale and form, positioned below the eaves height of the outbuilding and designed as a lightweight, visually recessive structure. Its simple, contemporary appearance ensures it reads clearly as a secondary element, preserving the primacy of the original buildings and maintaining the traditional pattern of development.

Residential Amenity

The proposal has been designed to safeguard the amenity of neighbouring occupiers.

The recessed outdoor space is contained within the roof structure, with the retained pitched slopes providing natural screening. This significantly limits opportunities for overlooking and reduces the potential for noise and disturbance when compared to a more exposed terrace arrangement.

The design ensures there is no unacceptable loss of privacy, no overbearing impact, and no material loss of light to neighbouring properties. Any new or retained openings will be carefully positioned and, where necessary, fitted with obscure glazing to prevent direct overlooking, in line with SPD guidance.

Highways and Parking

The development does not result in a material intensification of use or a significant increase in accommodation that would impact parking demand. Adequate off-street parking provision is available and will be retained in accordance with the Highways Design Guide SPD. The proposal is therefore acceptable in terms of highway safety and access.

Climate Change and Sustainability

The scheme represents a sustainable form of development through the reuse and upgrading of an existing structure. The conversion will improve the thermal performance and energy efficiency of the outbuilding in accordance with current Building Regulations, contributing positively to climate change objectives.

Biodiversity and Ecology

The site lies within an area identified as having potential for bat activity. A Preliminary Roost Assessment will be undertaken to inform the application, and any necessary mitigation measures will be implemented.

In addition, the proposal will incorporate biodiversity enhancements, such as bat or bird boxes, to support biodiversity net gain and align with Local Plan policy.

Conclusion

The proposed development has been carefully considered and designed to respond to site constraints, surrounding context, and relevant planning policy. It delivers a high-quality, sympathetic form of development that:

- Retains and respects the traditional character and appearance of the building
- Provides a discreet and well-integrated outdoor space
- Protects neighbouring residential amenity
- Maintains an appropriate and ancillary use
- Addresses highways, sustainability, and ecological considerations

The proposal is compliant with the Kirklees Local Plan, the House Extensions and Alterations SPD, and the National Planning Policy Framework, and as such, it is respectfully submitted that planning permission should be granted.