

Supporting Planning Statement and Climate Change Statement

Demolition of existing dwelling and erection of replacement dwelling

Site	257 Birkby Road, Birkby, Huddersfield, HD2 2DW
Applicant	Andrew and Julie Foster
Agent	Heneghan Architecture
Planning history	Extant permission 2025/62/93345/W
Submitted drawing	2582-0310-P01 - Location Plan, Proposed Plans and Elevations

1. Introduction

This Supporting Planning Statement has been prepared on behalf of the applicants in support of a full planning application for the demolition of the existing dwelling and erection of a replacement dwelling at 257 Birkby Road, Birkby, Huddersfield.

The application follows the grant of planning permission reference 2025/62/93345/W, which approved substantial alterations and extensions to the existing dwelling, including a replacement roof with increased eaves and ridge height, a two-storey side extension, a single-storey front extension, demolition of the existing garage, erection of a detached garage to the front, widening of the existing access, and associated surfacing and works.

The present application is submitted because further consideration of the existing structure has identified that the approved works would not be practically or economically sensible to deliver by retaining and adapting the existing dwelling. The existing timber-framed structure is sub-standard for the level of structural upgrading, insulation, rendering and fabric improvement required. The applicant therefore proposes to reconstruct the dwelling using a modern high-performance construction system, such as SIPs panels, while maintaining the same external planning outcome as the approved scheme.

The proposal should be understood as a replacement method of delivery rather than a materially different design proposal. The final dwelling would match the external scale, massing, roof form, siting, fenestration arrangement and appearance of the previously approved scheme. Any minor internal layout changes would not affect the external appearance or planning impacts of the development.

Where technically suitable, the existing foundations and established footprint will be retained and re-used following inspection by a suitably qualified structural engineer. Where any replacement or local strengthening of foundations is required, the dwelling will remain within the approved external envelope and site arrangement.

2. Site Context

The application site comprises a detached residential dwelling set within a generous plot on Birkby Road. The surrounding area is established residential in character and contains dwellings of varied age, scale, design and appearance. The existing property is set back from the highway, with existing vehicular access from Birkby Road, on-site parking and substantial private garden space.

The site slopes towards the rear, which has informed both the existing split-level dwelling and the approved design. The replacement dwelling will maintain the same general siting, orientation and relationship with neighbouring properties as the approved scheme.

The proposal does not involve any change of use. The site will remain in use as a single family dwellinghouse.

3. Planning History and Fallback Position

Planning permission 2025/62/93345/W was granted by Kirklees Council for:

Replacement of roof including increasing height of eaves and ridge, erection of two storey side and single storey front extensions, demolition of existing garage and erection of detached garage to front, widening of existing access with associated surfacing and works.

That permission is extant and represents a significant material planning consideration. It establishes the Council's acceptance of the resulting building form, roof height, extensions, contemporary design approach, external materials, garage position, widened access, parking arrangement and relationship with neighbouring properties.

The current proposal has been deliberately designed to reflect the external appearance and planning outcome approved under permission 2025/62/93345/W. The key change is that the existing dwelling would be demolished and reconstructed rather than substantially altered and extended.

It is accepted that demolition and rebuilding of the main dwelling is materially different from the approved householder alteration works and therefore requires a fresh full planning permission. This application is submitted on that basis.

However, the extant permission is a realistic fallback. If implemented, it would result in a dwelling of substantially the same external form and appearance as now proposed. This weighs strongly in favour of the current application, because the Council has already concluded that the resultant building would be acceptable in design, amenity and highway terms.

4. Description of the Proposed Development

The proposal comprises:

- Demolition of the existing dwelling;
- Erection of a replacement dwelling to match the approved external form and appearance of planning permission 2025/62/93345/W;
- Construction using SIPs panels or a similar modern method of construction;
- Re-use of the existing foundations and established footprint where confirmed suitable by structural inspection;
- Provision of the same general roof form, massing, fenestration arrangement, external wall finish, terrace, garage, access and parking arrangement as the approved scheme;
- Retention of the site's use as a single dwellinghouse.

The submitted drawing 2582-0310-P01 identifies the demolition of the existing dwelling and erection of a new dwelling to match the shape and form of permission 2025/62/93345/W. It also notes that the existing structure is to be demolished and the footings retained and inspected for suitability.

The proposed drawing shows the same overall contemporary architectural composition as the approved scheme, including the raised roof form, full-height atrium, rear terrace, high-level side windows, light render, grey stone panel system and detached garage.

The roof annotation on the submitted replacement dwelling drawing refers to an eco-slate / recycled plastic slate roof tile in a grey or similar finish. This is intended to replicate the approved blue-grey slate appearance while improving the sustainability credentials of the construction. If the Local Planning Authority considers that further certainty is required, the applicant would accept a condition requiring submission and approval of external material samples, including the final roof covering, prior to installation.

5. Comparison with Approved Scheme

The following table summarises the relationship between the approved scheme and the current replacement dwelling proposal.

Matter	Approved permission 2025/62/93345/W	Current proposal
Use	Single dwellinghouse	Single dwellinghouse
Number of dwellings	One	One
General siting	Existing dwelling extended and remodelled	Replacement dwelling on same established siting / footprint
External envelope	Approved remodelled dwelling with increased roof height and side/front extensions	External shape and form to match the approved scheme
Roof form	Contemporary replacement roof with increased eaves/ridge	Same roof form and appearance; final covering to be agreed if required
External walls	Light render and stone / stone panel system	Same visual material palette
Windows/openings	High-level side windows, large glazed elements and rear sliding doors	Same general fenestration arrangement
Terrace	Cantilevered rear terrace	Same general terrace arrangement
Garage	Detached garage to front	Same detached garage arrangement
Access and parking	Widened access and front parking / garage	Same access and parking arrangement
Planning impact	Accepted by the Council	No greater visual, amenity or highway impact

The proposal therefore does not create a materially different planning impact from the extant approved scheme.

6. Justification for Demolition and Reconstruction

The existing dwelling is of timber-frame construction and has been found to be sub-standard for the extent of upgrading now proposed. The approved works require a comprehensive transformation of the dwelling, including new roof construction, substantial extensions, new external finishes, improved insulation and upgraded glazing.

Attempting to retain the existing structure would be inefficient, costly and technically uncertain. The existing frame is not well suited to supporting modern insulation thicknesses, rendered external finishes, upgraded junction details and the level of air-tightness required to produce a durable and energy-efficient home.

The proposed reconstruction would allow the approved design to be delivered in a more robust and sustainable way. SIPs construction or a similar modern method would provide:

- Improved thermal performance;
- Better air-tightness;
- Reduced thermal bridging;
- Greater certainty of construction quality;
- Faster construction with reduced site waste;
- A more durable and coherent building envelope.

The approach also avoids abortive works and the risk of discovering, during construction, that further elements of the existing structure cannot practically be retained.

Although planning policy generally encourages the re-use and adaptation of existing buildings where practicable, the applicant's position is that full retention is not practicable in this case. The proposal responds to that issue by re-using the existing foundations and established footprint where suitable, recycling demolition materials where practicable, and delivering a significantly improved operational energy performance over the lifetime of the dwelling.

7. Planning Policy Context

The development should be assessed in accordance with the statutory development plan unless material considerations indicate otherwise. The most relevant Kirklees Local Plan policies are considered to include:

- LP1 Achieving Sustainable Development;
- LP2 Place Shaping;
- LP7 Efficient and Effective Use of Land and Buildings;
- LP21 Highway Safety;
- LP22 Parking Provision;
- LP24 Design;
- LP26 Renewable and Low Carbon Energy;
- LP27 Flood Risk;
- LP28 Drainage;
- LP30 Biodiversity and Geodiversity;
- LP33 Trees;
- LP34 Conserving and Enhancing the Water Environment;
- LP53 Contaminated and Unstable Land, where relevant to coal mining legacy matters.

The Council's Housebuilders Design Guide SPD is relevant because the application is for a replacement dwelling. The House Extensions and Alterations SPD is also a relevant material consideration because the extant approval was assessed against that guidance and the current proposal directly replicates the approved householder design outcome.

The National Planning Policy Framework is also relevant, particularly in relation to sustainable development, design quality, climate change, flood risk, highway safety, biodiversity and decision-making.

8. Principle of Development

The principle of residential use on the site is long-established. The proposal would replace one existing dwelling with one replacement dwelling. It would not increase the number of dwellings on the site, would not introduce a new land use, and would not result in any intensification beyond that already associated with the existing and approved residential use.

The site is located within an established residential area and is not allocated for an alternative use. The extant permission confirms that the Council has recently accepted the principle of substantial remodelling and enlargement of the dwelling on this site.

The principle of a replacement dwelling is therefore acceptable, subject to detailed consideration of design, amenity, highway safety, ecology, drainage and other relevant planning matters.

9. Design, Scale and Appearance

The replacement dwelling has been designed to match the approved scheme in external planning terms. The height, form, massing, roof profile, fenestration pattern and external materials will remain materially consistent with the approved permission.

The design retains the contemporary architectural approach previously accepted by the Council. The replacement dwelling includes:

- A contemporary replacement roof form;
- Light grey render to the upper external walls;
- Grey stone / stone panel system to lower elements;
- High-quality glazing to the principal elevations;
- A full-height atrium entrance with rooflights;
- High-level side windows to protect privacy;
- A cantilevered rear terrace;
- A detached garage to the front of the site;
- The approved widened access and parking arrangement.



The surrounding area contains a variety of residential forms and architectural styles. The existing dwelling is detached, set within a generous plot and screened in part by established planting and boundary treatments. The approved design was previously found not to harm the character or appearance of the host dwelling or the wider area.

The current proposal would not result in a taller, bulkier or more prominent building than the approved scheme. It would preserve the same relationship with the street scene and maintain the same contemporary appearance. The proposal is therefore acceptable in design terms.

10. Materials and Detailing

The proposed external material palette is intended to match the approved visual appearance. The main external finishes comprise light grey render, grey stone / stone panel cladding, high-quality glazing, dark verge details and a blue-grey slate or slate-effect roof finish.

The applicant acknowledges that the approved drawings referred to blue slate, while the current drawing refers to eco-slate / recycled plastic slate roof tile in grey or similar. The intention is not to materially change the appearance of the dwelling, but to use a more sustainable roof covering that achieves the same visual character. To avoid any ambiguity, the applicant would accept a planning condition requiring samples of all external materials, including the roof covering, wall cladding, render colour, verge boards, doors and windows, to be submitted to and approved by the Local Planning Authority prior to installation.

This would ensure the replacement dwelling maintains the appearance already accepted by the Council while allowing a sustainable material specification to be agreed.

11. Relationship with Neighbouring Properties

The replacement dwelling would not materially alter the relationship with neighbouring properties when compared with the approved scheme.

The siting, massing, roof form, terrace arrangement, high-level side windows and relationship to boundaries remain consistent with the previously approved development. The proposal would therefore not introduce any new overlooking, overshadowing, loss of privacy or overbearing impact beyond that already considered acceptable.

The eastern elevation continues to use high-level windows where appropriate, and the rear terrace remains integrated into the sloping topography. Existing boundary screening and the separation within the plot help mitigate potential privacy and amenity impacts.

The proposal is therefore acceptable in residential amenity terms.

12. Access, Parking and Highway Safety

The proposal retains the access and parking arrangement previously approved. The site remains a single dwelling and the proposal does not increase the number of bedrooms beyond the approved arrangement in any way that would create additional parking demand beyond that previously assessed.

The detached garage and front parking arrangement are consistent with the approved scheme. The Council's Highway Development Management team previously raised no objection to the approved arrangement.

The approved parking areas will be surfaced and drained using permeable materials or directed to a permeable area, in accordance with the Council's previous condition and current sustainable drainage expectations.

Any works to the adopted highway, including the widened access, will be carried out under the necessary Section 184 agreement under the Highways Act 1980.

13. Drainage, Flood Risk and Water Management

The proposal would replace one dwelling with one dwelling and would maintain the established residential use of the site. The replacement dwelling would follow the same general footprint and roof arrangement as the approved scheme. The proposal would not introduce a materially greater drainage impact than the development already approved.



Surface water from new hardstanding areas will be managed through permeable surfacing or directed to a permeable area within the site. Roof water will be managed through a designed rainwater disposal system, with consideration given to rainwater collection for garden use.

The reuse of existing foundations where suitable will reduce excavation and ground disturbance. Any new or altered drainage will be designed in accordance with Building Regulations and any relevant Kirklees drainage requirements.

14. Ecology and Biodiversity

The site lies within an established domestic residential plot with garden areas and boundary planting. The previous officer report identified that the site lies within an area with a known presence of bats. The previous application was considered unlikely to affect bats due to the modest nature of the works and it is felt that since much of the superstructure work is the same, there will be no change to this stance.

The proposal will retain existing boundary planting and garden areas where practicable. Biodiversity enhancements can be incorporated proportionately through:

- Native and pollinator-friendly planting;
- Retention and reinforcement of boundary vegetation;
- Integrated bird boxes or swift bricks;
- Bat boxes where appropriate;
- Wildlife-sensitive external lighting, directed downward and away from boundary habitats;
- Permeable landscaped areas to maintain garden habitat value.

The proposal therefore applies the mitigation hierarchy by first seeking to avoid unnecessary habitat loss, then retaining and enhancing planting where possible, and providing proportionate ecological enhancement measures.

15. Biodiversity Net Gain

The proposal is for a single replacement dwelling only. The applicant intends the dwelling to be delivered as a self-build/custom build dwelling.

The application will claim the self-build/custom build exemption from mandatory statutory Biodiversity Net Gain, subject to the application form and supporting declaration confirming that the development:

- Consists of no more than nine dwellings;
- Is on a site no larger than 0.5 hectares;
- Consists exclusively of a dwelling that is self-build or custom housebuilding as defined by the relevant legislation.

The applicant will submit the necessary BNG exemption statement/declaration with the planning application.

16. Trees and Landscaping

The existing plot contains mature vegetation and landscaped garden areas that contribute positively to the setting of the dwelling and the character of the street scene. The proposal seeks to retain existing boundary vegetation where practicable, including the existing frontage tree shown on the block plan.

The replacement dwelling follows the approved siting and footprint, thereby avoiding unnecessary encroachment into the garden. The proposal would retain a generous rear garden and would not result in overdevelopment of the plot.

Where any planting is removed or disturbed during construction, replacement native or locally appropriate planting will be provided. Landscaping can be secured by condition if required.

17. Ground Conditions

The previous decision notice identified that the site lies within a coal mining area where unrecorded coal mining hazards may be present.

The proposal seeks to retain and re-use the existing foundations where suitable. This will be subject to inspection by a structural engineer and any required ground investigation. If the development requires new foundations or deeper excavations, the applicant will ensure that appropriate consideration is given to ground stability and coal mining legacy matters.

18. Construction and Demolition Management

The applicant will manage demolition and construction works to minimise disturbance to neighbouring occupiers and the highway. A separate Building Regulations application and Section 80 demolition notice will be submitted where required.

A proportionate construction management approach will include:

- Safe demolition sequencing;
- Dust suppression where required;
- Responsible storage and sorting of materials;
- Recycling or re-use of demolition materials where practicable;
- Keeping the highway free from mud and debris;
- Managing construction traffic and deliveries;
- Limiting construction operations to reasonable working hours;
- Protecting retained trees and boundary vegetation.

19. Sustainability and Climate Change

The proposal responds positively to climate change and energy efficiency objectives by delivering a high-performance replacement dwelling within an established residential plot.

It is acknowledged that re-use of existing buildings can reduce embodied carbon. However, in this case the existing timber-framed structure is sub-standard and is not practically suitable for the extent of upgrading required. Retaining the building would involve significant structural intervention, potential abortive works, complex junction detailing and a lower level of certainty in terms of long-term fabric performance.

The replacement dwelling would instead use SIPs panels or a similar modern method of construction to create a more coherent and energy-efficient building envelope. This approach would reduce operational energy demand over the lifetime of the dwelling, provide improved comfort and reduce the risk of thermal bridging and air leakage.

The proposal also seeks to reduce construction impacts by:

- Retaining and re-using foundations where suitable;
- Maintaining the established footprint and siting;
- Sorting demolition materials for re-use or recycling;
- Using locally sourced materials and labour where practicable;
- Using durable external materials with reduced maintenance requirements;
- Incorporating solar panels where technically suitable;
- Using permeable surfacing and appropriate rainwater management.

20. Climate Change Statement

Part 1: Applicant Details

Item	Response
Name of applicant/agent	Heneghan Architecture on behalf of Andrew and Julie Foster
Site address	257 Birkby Road, Birkby, Huddersfield, HD2 2DW
Description of development	Demolition of existing dwelling and erection of replacement dwelling to match the external shape, form and appearance of planning permission 2025/62/93345/W, using SIPs panel construction or a similar modern method of construction, with retained/re-used foundations where suitable, detached garage, access, parking and associated works.

Q1. What measures have been/will be taken to reduce the energy demand associated with the proposed development beyond the minimum required in Building Regulations?

The replacement dwelling will be designed using a fabric-first approach. The existing timber-framed dwelling is sub-standard and is not suitable for efficient adaptation to the desired level of thermal performance. Reconstruction using SIPs panels or a similar modern method of construction will allow the dwelling to achieve a high-performance building envelope with improved insulation, reduced thermal bridging and enhanced air-tightness. High-performance glazing, insulated floors, walls and roof, careful junction detailing and efficient services will be incorporated. The dwelling will comply with current Building Regulations and will seek to exceed minimum standards where practicable.

Q2. What measures have been/will be taken to limit the carbon consumed through implementation and construction, for example by reusing existing on-site materials or sourcing materials locally?

The applicant proposes to retain and re-use the existing foundations and established footprint where confirmed suitable by a structural engineer. This will reduce excavation, ground disturbance, concrete use and construction waste. Demolition materials will be carefully segregated and re-used or recycled where practicable. Materials will be sourced locally where possible to reduce transport-related emissions. The use of SIPs panels or a similar system will allow a more efficient construction process, with improved accuracy, reduced site waste and a shorter construction programme compared with traditional methods. The proposal acknowledges that wholesale retention of the existing building would normally be preferable where practicable. In this case, the existing structure is not suitable for the approved level of upgrading, so the proposal balances embodied carbon considerations against the long-term benefit of a high-performance replacement envelope.

Q3. What measures have been/will be taken to utilise renewable or low carbon energy sources?

The submitted elevations show solar panels incorporated into the roof design. The replacement dwelling will therefore be capable of supporting renewable energy generation, subject to final technical specification. The applicant will consider photovoltaic panels, low-energy lighting and efficient heating/hot water systems as part of the Building Regulations design. The improved fabric performance of the SIPs construction will reduce overall energy demand and make renewable/low-carbon technologies more effective.

Q4. What measures have been/will be taken to ensure the building design and layout has been optimised for energy efficiency beyond the minimum requirements in Part L of the Building Regulations?

The dwelling retains the approved external design but will be constructed using a modern high-performance envelope. SIPs construction provides good insulation continuity and helps reduce heat loss through thermal bridging. The layout includes generous natural light to the principal living spaces through the approved glazing, atrium and rooflights. The design will use efficient glazing, insulated roof and wall construction, careful air-tightness detailing and modern services to reduce energy demand. Reconstruction allows a more coherent and technically robust energy strategy than attempting to retrofit the existing sub-standard timber frame.



Q5. What measures have been/will be taken to reduce potential impacts of flooding associated with the proposed development?

The proposal maintains the established residential use, siting and general footprint of the dwelling. Existing foundations will be retained and re-used where suitable, reducing unnecessary ground disturbance. The approved parking and access arrangements will incorporate permeable surfacing or drainage to a permeable area. Rainwater disposal will be designed in accordance with Building Regulations and any relevant local drainage requirements. The proposal will not materially increase flood risk compared with the approved scheme.

Q6. What measures have been/will be taken to reduce water stress associated with the proposed development?

The dwelling will incorporate modern water-efficient fittings and appliances in accordance with current Building Regulations. The applicant will consider water butts or rainwater collection for garden use. The roof and drainage strategy will be designed to manage rainwater effectively and reduce unnecessary discharge where practicable.

Q7. What measures have been/will be taken to provide biodiversity net gains?

The proposal is for a single self-build/custom build replacement dwelling and will claim the relevant exemption from mandatory BNG, subject to submission of the required declaration and confirmation that the statutory criteria are met. Notwithstanding this, the proposal will retain existing garden space and boundary planting where practicable. Additional biodiversity enhancements can include native planting, bird boxes, bat boxes, swift bricks and wildlife-sensitive external lighting. The proposal will avoid unnecessary loss of existing vegetation and maintain the residential garden character of the site.

Q8. What measures have been/will be taken to reduce air pollution associated with the proposed development?

The site will remain in use as a single dwelling and will not intensify traffic generation. The construction phase will be managed to minimise dust, vehicle movements and disturbance. Local labour and local material sourcing will be used where practicable to reduce travel distances. The completed dwelling will have improved energy performance compared with the existing dwelling, reducing operational energy demand and associated emissions. Low-energy lighting and efficient heating systems will be incorporated as part of the Building Regulations design.

21. Planning Balance and Conclusion

The proposed replacement dwelling represents a pragmatic and sustainable construction response to the limitations of the existing timber-framed structure.

Kirklees Council has already granted planning permission for a comprehensive remodelling of the dwelling under application 2025/62/93345/W. That approval confirms the acceptability of the resulting external design, massing, relationship with neighbours, access, parking and general planning impacts.

The current proposal does not seek a materially different planning outcome in visual, amenity or highway terms. It seeks to deliver the same approved external form and appearance by a more technically appropriate method of construction.

The proposal addresses the key planning matters that would be relevant to a replacement dwelling, including design quality, relationship with neighbouring properties, access, parking, drainage, ecology, protected species, BNG, trees, ground conditions, construction impacts and climate change.

The use of SIPs panels or a similar modern construction system will improve energy performance, durability and the ability to meet modern standards. Re-use of the existing foundations and established footprint, where suitable, will reduce waste and maintain the accepted site arrangement.

The development would therefore preserve the character and appearance of the area, maintain neighbouring amenity, provide suitable access and parking, support climate change objectives and deliver a high-quality replacement family dwelling.

For these reasons, the proposal accords with the relevant provisions of the Kirklees Local Plan, the National Planning Policy Framework and the Council's adopted design guidance. Planning permission should therefore be granted.



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