

Statement in support of a householder planning application for single storey front and rear extensions at **11 Lamplands, Batley WF17 0LL**



Jim Granger Architecture and Design Limited has been instructed by Mr & Mrs Zakaria Patel to prepare a householder planning application for the erection of single storey front and rear extensions at Lamplands, Batley.

The host dwelling is a semi-detached two storey dwelling house located in the centre of the Lamplands estate in Upper Batley, 250m from the junction of York Road and Batley Field Hill and three quarters of a mile from Batley Town Centre. The estate was constructed in the late 1960's in the style of the time and is characterized by a strong horizontal emphasis, spacious, split-level designs with integral garages and well maintained landscaping.

11 Lamplands sits staggered to its neighbour set back from the highway with a projecting single storey garage leading visitors to a recessed glazed porch. Both structures sit below an oversailing flat roof which also ties into the adjacent property – a common feature throughout the estate.

Internally a generous hall space with floor to ceiling glass features an exposed dog leg stair and provides access to a large living space with attached conservatory, cloakroom and an extended kitchen/ dining space.

Although the dwelling provides a striking first impression, the applicants have a large family and have been exploring ways to increase the usable ground floor space. The existing Conservatory provides seasonal additional accommodation but there is a perceived lack of divisible space.

The proposed scheme seeks to extend the rear of the property at ground floor level to enlarge both the dining and living areas, replacing the existing conservatory with a year round space. The inclusion of linking doors is proposed to offer greater flexibility to allow the spaces to be combined or separated to suit the occasion.

To the front of the property it is proposed to widen the existing garage to create additional space and extend the porch element. Although the built footprint will increase the applicant is convinced that the sentiment of the original Covenant relating to maintaining green space is respected.

Both front and rear extensions are proposed to be constructed in both material and form to match the existing dwelling house with flat roofs and projecting eaves above large scale glazed openings within brickwork walling.

Lamplands is in Flood Zone 1 with low probability (less than a 0.1% chance) of flooding.

Planning Considerations

The NPPF sets out the Government's planning policies for England and how these are expected to be applied, alongside other national planning policies. It advocates a presumption in favour of development.

The Kirklees Local Plan (KLP) was adopted by the Council on 27 February 2019. Its policies are aligned with those in the NPPF. The Local Plan is supported by the House Extensions and Alteration Supplementary Planning Document adopted in 2021.

The site is unallocated in the Local Plan but lies within the larger Batley conurbation as defined by the Greenbelt to the North-East of the estate.

Policy LP1 of the Kirklees Local Plan, and National Design Guidance call for development to make a positive contribution to the quality of the existing environment or, at the very least, maintain that quality by means of high standards of design.

Paragraph 135 of Section 12, National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The proposed extensions are single storey, small scale additions to an existing family home. The plot has an area of 330sqm, the existing building footprint is 97sqm and the proposed extensions are 36.1sqm, resulting in a post development site coverage of 40%.

They are proposed to be constructed in brickwork with large glazed elements to match the existing architectural language and are similar in scale to the additions which have been undertaken throughout the estate. Their projection and widths are considered to be in accordance with the SPD and will be virtually imperceptible when viewed from the street.

Heights will be limited by the existing eaves level which runs around the projecting ground floor elements of both 9 and 11 Lamplands. Materials, window proportions and architectural language will similarly be driven by the host dwelling ensuring that the additions appear seamless.

In terms of residential and visual amenity, the dwellings on Lamplands are predominantly orientated to the street and as such offer blank elevations to their neighbours – a restrictive covenant stops windows to side elevations without express permission. The increased width of the garage and porch to the front of the property faces a blank ground floor garage wall whilst to the rear the situation is reversed. It is opined that the proposals will not have a detrimental impact on residential or visual amenity.

Parking arrangements will remain as existing with the increased garage width improving the usability of the garage space.

Drainage

The drainage is available to both sides of the property and it is proposed to simply re-use existing runs for the proposed extensions.

Ecology

The proposed site areas for the extensions are considered to offer low ecological value as hardstanding but in accordance with Policy LP30 Biodiversity & Geodiversity of the Kirklees Local Plan, the scheme will incorporate features to encourage biodiversity and retain and where possible enhance existing features of nature conservation value. Lamplands is outside the Kirklees Bat alert area but a Schwegler 1SP Sparrow Terrace will be added to the rear elevation.

Climate Change Mitigation

The proposed extensions will be constructed to exceed Building Regulation requirements in terms of thermal performance. High performance windows and doors will be installed in openings formed in insulated cavity walls and energy and water saving fixtures and fittings will be installed throughout.

The building will be constructed by a local contractor using local materials where possible and provision will be made for the recycling of materials as applicable.

Conclusion

This application seeks permission for single storey front and rear extensions. The proposals are small scale in relation to the existing dwelling and subservient to the host. They will be constructed to match the existing and provide enhanced living accommodation for the applicants.

It is opined that the erection of the single storey rear extension is appropriate development.