



Mr S Singh,  
343 Bradley Road,  
Bradley,  
Huddersfield  
HD2 1PR

26503

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*Statement in support of proposed house remodel including rear extension and new first floor at 343 Bradley Road, Bradley, Huddersfield HD2 1PR*



JG-D has been requested by Mr S Singh to submit a householder planning application for the proposed remodel of the existing bungalow at Bradley Road, Bradley to create a larger family home. This is a resubmission of Approved Scheme 2025/62/90885/W which has been revisited in response to revised client aspirations.

The application site is located on A6107 Bradley Road, approximately 0.5 miles from the roundabout on the A641 Bradford Road and 2.5 miles from J25 M62. The area is mixed use with established ribbon housing along Bradley Road, supplemented by the modern estate of Redwood Drive nestled within Screamer Wood. To the East Pennine Business Park features small scale pavilion style offices with a scattering of metal clad portal framed units, to the West is All Saints Catholic College whilst to the North, across Bradley Road is open farmland (allocated as housing) and Bradley Park Golf Course.

The existing housing stock on Bradley Road is varied with pockets of original two storey post war housing to the North infilled with later housing which has been amended and extended over the last 75 years.

343 Bradley Road is a well maintained 1950's bungalow with rendered walls above a red brick plinth and a steeply pitch Rosemary tiled roof. The dwelling fills



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the frontage with an attached garage but is set back from the highway with a block paved parking apron behind a low level brick boundary wall and a wide verge. To the rear a single storey garden room extension projects into a large garden with amenity lawn and shrubs and an open aspect to the South over the currently undeveloped Eastern edge of Pennine Business Park.

Internally the dwelling provides two double bedrooms to the street elevation with a central hall accessed by a door to the side of the property. A large scale living space leads into the garden room extension whilst a dining room adjoins a small kitchen to the rear. Although the layout is practical and the house is well presented, the neighbouring properties are now both two storey and the applicant is seeking planning permission to extend the host property in a similar vein to create a true family home.

The scheme proposes the removal of the existing hipped roof and the addition of a new first floor over the existing bungalow footprint. A new primary entrance will lead into a central hallway. Ancillary spaces and a feature stair within a double height space will flank the route to the primary family space to the rear, extended with a single storey flat roof projection with folding sliding doors into the garden and pyramidal rooflights. The revised scheme projects across the rear of the original kitchen to create additional ground floor space.

The existing dining and kitchen spaces will provide Utility and pantry areas whilst the former master bedroom becomes a snug.

At first three en-suite bedrooms and a prayer room are centred around a linear landing whilst the master bedroom benefits from a dressing area.

The proposed architectural language reflects the local vernacular with gable profiles, accentuated by a glazed slot to the front elevation breaking the shallow pitched hipped roof. Existing and new elements will feature a natural stone plinth to match the neighbouring dwellings, upper level walls will be rendered as existing.

In terms of planning policy, guidance is provided by the National Planning Policy Framework (NPPF) and the Kirklees Local Plan (adopted 27th February 2019). The site is unallocated on the Local Plan Proposals Map (although land to the rear is defined as a Priority Employment Area).

The principle of development is described within the House Extensions and Alterations SPD which seeks to ensure proposals are considerate to both the host dwelling and the wider street scene. As previously noted the two immediate neighbours have both been upscaled leaving the application site incongruous in its setting. Although the addition of a first floor and a rear extension are both available to the applicant through the Prior Approval process, the rigidity of the approach – requiring amongst other restrictions the same roof pitch as the original – was deemed likely to create a disproportionate appearance and encouraged a full planning application.

The impact of the proposals on visual amenity is opined to be wholly positive. The host dwelling currently offers a disappointing elevation to the street, dwarfed by its neighbours, partly masked by planting with no hierarchy to the openings or



evidence of an entrance. The proposed scheme announces its presence with dominant gables – a recurrent theme along Bradley. The architectural language reflects the original dwelling and its near neighbours with materials to reflect the local vernacular.

Although the rear extension is a simple block form, it is screened from the street and remains inboard of the building line created by the neighbouring dwellings and outbuildings. The removal of the existing garden room extension also brings development away from the Western boundary.

The footprint of the existing building virtually fills the frontage, removing the possibility of bringing parking behind the principle elevation. To achieve the required parking provision and to access and egress the Highway in a forward gear requires a large parking apron. To soften the impact both tree and shrub planting is proposed as well as hedging to define the parking spaces and a 'greened' pathway from the existing gate opening.

Whilst it is acknowledged that the scale of the proposals more than doubles the volume of the existing dwelling, the proposals should be considered in the immediate context of the site. The neighbouring properties when viewed as developed area (dwelling and outbuildings (incl. pending) both exceed the application site.

The impact of the proposals on Residential amenity is considered to be negligible. Both neighbouring properties are replacement dwellings and have been built under the framework of modern planning legislation. Boundary openings to 341 Bradley Road are secondary to living areas/ non-habitable space at first floor whilst 345 Bradley Road offers a blank elevation to the application site. Properties on the Northern side of Bradley Road are in excess of 45m from the remodeled dwelling.

As previously noted, the existing vehicular access to the site is to the Eastern boundary. Parking spaces are proposed with sufficient space to manoeuvre allowing the safe and efficient flow of traffic. A dedicated bin storage area to the rear of the dwelling is linked to the parking apron – and a presentation point – by the existing pathway to the side of the dwelling.

The site abuts an area of scrubland but the existing gardens are not considered to offer any habitat opportunities. To provide an enhancements roosting features in the form of bat tubes and sparrow terraces will be added integral with the building fabric as specialist detail.

Renewable energy provision will also be considered dependent upon budget but the scheme will be constructed to meet current Building Regulations offering an improvement on the existing envelope.

The applicant strongly opines that the proposals as drawn meet the policies of both the NPPF and Local Plan and should be supported.

343 Bradley Road is in Flood Zone 1 with low chance of flooding. There are no Listed Buildings within 50m of the application site.

