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Planning & Development, Building Regulations, Architectural Design.

Planning Statement

9 St Mary's Avenue Batley WF17 7AP

Proposed Demolition of Existing Garage and Erection of Replacement Garage with Ancillary Accommodation Above

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1. Introduction

This Planning Statement has been prepared in support of an application for the demolition of the existing detached garage located within the rear garden of 9 St Mary's Avenue, Staincliffe, Batley, WF17 7AP, and the erection of a replacement garage building with ancillary accommodation at first floor level.

The application seeks permission for a replacement outbuilding that will provide improved garaging facilities and ancillary accommodation to meet the needs of the occupants of the host dwelling.

2. Site and Surroundings

The application property is a detached residential dwelling situated within a predominantly residential area of Staincliffe. The property benefits from a generous rear garden and currently contains a detached garage structure positioned to the rear of the dwelling.

The surrounding area comprises a mix of detached and semi-detached residential properties of varying styles and ages. Several properties within the locality benefit from extensions, outbuildings and ancillary structures which contribute to the established residential character of the area.

3. Proposed Development

The proposal involves the demolition of the existing garage and the construction of a replacement building occupying a similar position within the rear garden.
The proposed building will comprise:

- A two-car garage at ground floor level.
- Internal staircase access to the upper floor.
- Ancillary office accommodation.
- Home gym.
- Bathroom facilities.

The first-floor accommodation is intended solely for purposes incidental and ancillary to the enjoyment of the main dwellinghouse and will not function as a separate residential unit. No kitchen facilities are proposed, and no independent access arrangements are provided that would facilitate separate occupation.
The proposed accommodation will provide flexible space for home working, recreation and general domestic use associated with modern family living.

4. Planning History

The property benefits from a previous planning permission granted under reference 2025/62/92008/E for:
"Raise roof ridge and erection of side dormers."

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The applicant wishes to confirm that they do not intend to proceed with the approved roof alteration scheme. Instead, the current proposal seeks to provide the additional accommodation requirements through the replacement garage building within the rear garden. As such, the development represents an alternative approach to meeting the needs of the household whilst retaining the existing roof form and appearance of the principal dwelling.

5. Design and Impact on Character

The proposed building has been designed as a high-quality replacement for the existing garage and remains subordinate to the host dwelling in terms of its overall scale and function.
The building is positioned within the rear garden where it will have limited visibility from the public realm. The proposal will therefore preserve the established character and appearance of the surrounding residential area.

The use of materials will be sympathetic to the host dwelling and surrounding development, ensuring the structure integrates appropriately within its setting.
The proposal represents a logical and proportionate form of domestic development that respects the residential nature of the site.

6. Residential Amenity

The replacement garage has been carefully designed to avoid unacceptable impacts upon neighbouring residential occupiers.

Given its location within the rear garden and the separation distances available to surrounding properties, the development is not considered to result in significant overlooking, overshadowing, loss of light or overbearing impacts.

The proposed office, gym and bathroom accommodation are domestic in nature and generate no additional activity beyond that typically associated with a family dwelling.
As the accommodation remains ancillary to the main house, no separate residential occupation is proposed or intended.

7. Highways and Parking

The proposal retains parking provision on the site through the creation of a larger two-car garage.
The development will continue to serve the host dwelling and is not expected to generate any material increase in vehicle movements.
Accordingly, no adverse impact upon highway safety or local parking conditions is anticipated.

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7. Conclusion

The proposed demolition of the existing garage and erection of a replacement garage building with ancillary accommodation above represents an appropriate form of residential development.

The proposal provides improved domestic facilities for the occupants of the dwelling whilst remaining ancillary to the main house. The development has been designed to respect the character of the area, safeguard neighbouring amenity and maintain adequate parking provision.

The applicant has elected not to implement the previously approved scheme under reference 2025/62/92008/E for the raising of the roof ridge and erection of side dormers, and instead seeks to accommodate their requirements through this more contained and less visually prominent form of development.

For the reasons set out above, the proposal is considered to comply with the relevant local and national planning policies, and planning permission is respectfully requested.