

71A Woodside Road, Beaumont Park

This statement is prepared in support the planning application for the above address, which seeks permission to demolish the existing side garage and erect a double storey side extension with attached garage.

71A Woodside is a detached dwelling located within a private cul de sac comprising of five properties. The site lies within an established residential area characterised by a varied mix of house types, architectural styles, scales and roof forms of differing ages and appearance. The host dwelling is constructed from natural stone with a slate roof finish and is situated within an area without any specific designation with the Kirklees Local Plan.

The proposed extension has been carefully designed to complement the appearance and character of the existing dwelling. The development would be constructed in matching natural stone with complementary roofing materials and incorporates design features reflective of the host property, including consistent window proportions, the rear gable feature, and the hipped garage roof design.

The proposal has been carefully designed to reflect the proportions and appearance of the immediate surrounding residential properties, whilst remaining subservient to the original dwelling. The extension would not be discordant or out of character within the street scene and would integrate appropriately within the established pattern of the development. The design approach accords with the principles of the Kirklees Householder SPD in terms of roof style, pitch materials, detailing and overall appearance.

The proposal has also been designed to preserve the neighbouring residential amenity. Due to the position of the extension and the existing spacing between surrounding dwellings, the development would not result in overlooking, overshadowing, loss of outlook or loss of privacy to neighbouring occupiers. Adequate separation distances are maintained and the proposal therefore preserves the quality of the residential environment in accordance with the objectives of the Kirklees SPD.

It is acknowledged that the proposal reduces the existing side space to the boundary however a minimum separation distance of approximately 1 metre would remain between the proposed garage wall and the side boundary, ensuring the development does not appear cramped or overdeveloped within the plot. Furthermore, substantial private amenity space would continue to be retained to the rear of the property.

The proposal is not located forward of the wall forming the principal elevation, instead it remains flush with the principal elevation of the original dwellinghouse. The garage is set back by more than 500mm from the front wall of the dwelling, assisting in maintaining a subservient appearance and preserving the character and appearance of the host dwelling and remaining consistent with the established pattern of the development.

Overall, the proposal is considered to represent an appropriate and sympathetic form of development that respects the character of the existing dwelling and surrounding area whilst maintaining appropriate standards of residential amenity. Although there is a modest reduction in the existing side spacing, it is not considered that this would result in any material harm to the character of the street scene or wider area. On balance, the proposal is considered acceptable of having regard to the aims of the Kirklees Local Plan and the guidance contained within Kirklees Householder SPD and we respectfully request that the application is viewed favourably.

We invite the LPA to contact us to discuss, should you have any concerns with the proposal.