



Planning, Design & Access Statements

A26.214

**46 Greenton Avenue
Cleckheaton
BD19 6DT**

Revision:

Date:



Planning Statement

1.0 Introduction

- 1.1.1 The following Planning and Design & Access Statement has been prepared by Fern Architecture on behalf of the applicant, Client, in support of a householder planning application for a first floor side extension over an existing garage; a single storey rear extension replacing an existing extension; solar PV panels to the front and rear; and a side facing window to the South elevation.
- 1.1.2 The application site holds no heritage status (it is not in a Conservation Area), and is not within the Green Belt.
- 1.1.3 A previous planning approval is relevant to this application, application No. 2005/62/92966. The original approval included a first floor extension similar to that proposed in this application, and the approved works were begun (by erection of the rear extension which was completed in 2007).
- 1.1.4 The original building on the application site is a detached dwellinghouse with attached garage.
- 1.1.5 Below is an image of the site as viewed from the highway.



2.0 Context

2.1.1 Below is an aerial view of the site.



Existing Building Summary

The existing building is a detached dwellinghouse with an attached double garage.

The building as originally built in 1990.



Structure & Fabric

The form is generally rectangular to the 2No. storey portion with a single projecting gable to the front elevation, and a mirrored stepped projection to the ground floor with lean-to roof over. Both the 2 storey portion and the single storey portion include a simple dual pitch roof with gable ends.

Roof finishes are a profiled interlocking concrete roof tile. Overhangs at the eaves are generally 150-300mm at the eaves, and more modest at verges to the gables (nom. 100mm).

External walls are a cavity construction with brickwork outer leaf.

Exterior brickwork features include a dual string course at opening head heights in a dark grey/black brick, with the same brick tone below 2 courses down from GF FFL. The front elevation includes a brick decoration the projecting gable above first floor window height.



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Doors and windows are generally white uPVC, assumed as double glazing. Window openings are generally full height side opening and should classify as egress fire escape windows.

Site Amenity

The property benefits for a generous rear amenity space.

The rear amenity depth is 11m at the shortest, extending to 13.5m at the south boundary. The rear boundary is to open fields. Side boundaries include a separation of 1.1m to the North boundary and a minimum depth of approximately 1.3m to the South boundary, with a separation over 2m at the line of the rear elevation resulting from the irregular line of the boundary.

Environmental

Not in a bat alert area.

Flood risk Zone 1, at low risk for flooding.

The site is not in the Green Belt.

Access

The property benefits from parking suitable for at least 2No. vehicles, plus additional parking in the double garage.

The main entrance into the dwelling is stepped with the ground floor floor level set nominally 300mm above external ground.

Surrounding Land Use

The site is within an area of existing residential use.

The dwelling is located in a small development of 4No. dwellings of matching design, with minor variations. These 4No. dwellings are accessed from a private, gated lane.

The land to the east of the site is open fields within the Green Belt. Under the current Local Plan update proposal, this land would remain within the Green Belt.

Neighbouring Buildings

Dwellings along Greenton Avenue to the south of this development are generally of a differing design, with varying detached and semi-detached dwellings. Those dwellings in closest proximity are generally detached dwellings with gable roof forms. The nearest neighbour of No. 44 is oriented to match the alignment of No. 46, though set slightly more Westward with a shallower depth.



3.0 Design & Access

3.1 Proposal

- 3.1.1 The proposal includes a first floor side extension over the existing double garage; a single storey rear extension; solar PV panels to the front and rear; and a side facing window on the south elevation ground floor.

3.2 Use

- 3.2.1 The building would remain in use as a dwellinghouse.
- 3.2.2 The works would add an additional bedroom on the first floor, and would enlarge existing facilities on the ground floor with an additional office space.

3.3 Amount

- 3.3.1 The proposal would create 1No. additional bedroom.

3.4 Scale

- 3.4.1 The proposed first floor extension would match the existing building in terms of ridge and eaves height.
- 3.4.2 The proposed side extension would reasonably match that extension approved under 2005/62/92966 in terms of height, form and layout. The 2005 approval also sets reasonably precedent and fall-back position for the principal of the first floor extension projection forward of the recessed front elevation of the existing building, as explored later in 4.0 Planning History.
- 3.4.3 Scale and form of the projecting front gable would reasonably mirror that of the original building to the projection on the south side of the front elevation.
- 3.4.4 The single storey rear extension would have a height of approximately 2.8m.
- 3.4.5 It would have a depth of 4.8m.

3.5 Layout

- 3.5.1 Primary outlook is described to the front and rear elevations, with only secondary windows to side facing elevations.
- 3.5.2 A north facing window is proposed to the rear extension, which is located and sized to match that of the existing rear extension, so would result in no impact to the existing levels of privacy to the adjoining No. 48.
- 3.5.3 The rear extension would be located over 2m from the side South boundary at the nearest point, over 7m from the rear East boundary at the nearest point, and 6.4m from the side North boundary. Based on these dimensions, the proposed height of the extension, and the relationship of the existing rear extension it should be considered to have no material impact on neighbouring residential amenity.
- 3.5.4 A side window is proposed to the existing living room, on the ground floor south elevation. Due site levels, and existing screening on this boundary, there would be no risk of overlooking or impact to neighbouring privacy to No. 44.
- 3.5.5 The proposed first floor side extension would have outlook to the front and rear elevations only. This is an improvement to privacy over the approved extension (2005/62/92966) which included a side facing window to the North elevation.
- 3.5.6 The side extension would maintain a separation of over 1m to the side South elevation, matching the existing building.
- 3.5.7 The first floor side extension is in line with the existing line of development, so would not result in overbearing to neighbouring rear amenity spaces, and would not overshadow neighbouring windows.



3.6 Appearance

- 3.6.1 Design of the proposed extensions is carefully considered to respond positively to the existing and neighbouring buildings, reflecting the local vernacular in terms of form, scale, layout, materials and detailing.
- 3.6.2 The first floor side extension responds positively in terms of scale and form as explored in Scale 3.4, with the layout and form to mirror the existing front gable projection, providing symmetry to the front elevation.
- 3.6.3 Detailing would match the mirrored gable projection, with a window of matching size and layout, with a matching brick sill detail, and brickwork detail above the window set in the gable wall.
- 3.6.4 The rear extension would be a bit more contemporary in style, with a flat roof and larger overhangs. Being set to the rear elevation, this element would not be visible from the public realm and would not impact the streetscene.
- 3.6.5 Materials and detailing for this rear extension would match the existing building, with the dual brick string course continued below the eaves and use of the brick sill detail.
- 3.6.6 It is proposed to reuse windows and doors of the original building (and replaced extension), so door and window openings would naturally reflect the existing situation.

3.7 Landscape

- 3.7.1 The first floor side extension would not meaningfully impact landscape by the nature of a first floor proposal.
- 3.7.2 The single storey rear extension would be sited to the footprint of the existing hardstanding patio.
- 3.7.3 The existing rear garden is surfaced with astroturf, and the proposal would look to replace this with a permeable paved patio with a nominal depth of 3m, and natural lawn to the remaining amenity space.
- 3.7.4 The proposed extension would retain just less than 80% of the rear amenity area (55m² of 256m²).

3.8 Access

- 3.8.1 The addition of 1No. additional bedroom would result in a total of 5No. bedrooms. Parking would be retained for at least 2No. parking spaces on the driveway, with a double garage providing at least 1No. additional space for a minimum total of 3No. spaces. This meets the minimum requirements described by the House Extensions and Alterations SPD.
- 3.8.2 The dwelling is located on a gated area of street, with all neighbouring properties benefitting from equally generous parking provision, so there is no existing pressure for on-street parking in this immediate location.
- 3.8.3 Main entrance access to the dwelling is not impacted by the proposal.

4.0 Planning History

- 4.1.1 Planning approval was granted under application 2005/62/92966 for a single storey and first floor extensions. The elevations for this approval are below:



- 4.1.2
- 4.1.3 The rear extension of this approval was implemented within the 3 year approval timeframe, with building control records describing completion in 2007.
- 4.1.4 Based on this implementation, it should be considered that the permission was commenced, and the permission would therefore remain live. The approval of the first floor side extension should therefore be a material consideration in determination of this proposal, and in particular the concept of the first floor side extension in consideration of matters such as scale, layout, form and impact on amenity.

5.0 Planning Policy

- 5.1.1 The adopted statutory planning document applicable to this application is the Kirklees Local Plan. Guidance of the Kirklees House Extensions and Alterations Supplementary Planning Document is also relevant.
- 5.1.2 The main policies relevant to this application are:
- 5.1.3 LP1 – Achieving Sustainable Development
- 5.1.4 LP2 – Place Shaping
- 5.1.5 LP24 – Design
- 5.1.6 LP22 – Parking
- 5.1.7 LP30 – Biodiversity and Development
- 5.1.8 These policies relate to the matters of impact on visual amenity; impact on residential amenity (privacy, overshadowing and overbearing); biodiversity; and parking.
- 5.1.9 **Visual amenity** – The proposal is evidenced to respond positively to the visual character of the local area and the original building on site in 3.4 Scale and 3.6 Appearance. As explored in 4.0 Planning history, the approval 2005/62/92966 is a material planning consideration and sets precedent for many of the planning matters that define visual amenity. Based on this, the proposal should be viewed as acceptable in terms of visual amenity.
- 5.1.10 **Residential amenity** – As explored in layout, the proposed extensions would not result in meaningful impact to neighbouring amenity, with outlook generally directed to front and rear aspects, with any secondary side windows being either significantly screened from boundaries, or of a size and position to match the existing



situation. The first floor extension is located to minimise impact by overbearing or overshadowing, and the material consideration of approval 2005/62/92966 is also relevant to this planning matter. Based on this, the proposal should be viewed as acceptable in terms of residential amenity.

- 5.1.11 **Biodiversity**– The application is a householder application and is therefore exempt from national Biodiversity Net Gains requirements. The proposal seeks to meet local biodiversity requirements with installation of a swift nesting box to the rear east elevation as described on the elevation drawings and in the Species Enhancement Statement. Based on this, the proposal should be viewed as acceptable in terms of biodiversity.
- 5.1.12 **Parking** – As explored in 3.8 Access, the proposal would increase the number of bedrooms to 5No. total. The existing property achieves the minimum parking requirement of 3No. spaces for a 4+ bedroom dwelling as described by the House Extensions and Alterations SPD. Based on this, the proposal should be viewed as acceptable in terms of parking.

6.0 Conclusion

- 6.1.1 As evidenced within this Planning and Design & Access Statement, the application responds positively to the Planning Policies of the Local Plan and the local setting.
- 6.1.2 On this basis, we respectfully request that the application be permitted.