Heneghan ARCHITECTURE

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Our Reference: 2619

Supporting Planning Statement

Erection of extensions and alterations to existing dwelling

Site	1 High Green, Lepton, Huddersfield, HD8 0HW
Applicant	Helen Larnach
Agent	Heneghan Architecture
Planning history	Extant permission 2023/62/92545/W
Submitted drawings	2619-0101-P01 - Existing Plans, Elevations and Location Plan 2619-0301-R04 - Proposed Plans, Elevations and Block Plan

1. Introduction

This statement has been prepared on behalf of the applicant in support of a revised householder application at 1 High Green, Lepton.

The site has an extant permission under reference 2023/62/92545/W for the demolition of the existing porch, erection of single storey extensions, formation of new access and parking, landscaping and associated works.

Following further design development it became clear that the approved arrangement did not properly meet the client's requirements. In particular, the approved layout could not accommodate the required staircase in a workable position. The present scheme resolves that issue and provides a more coherent domestic arrangement.

The revised proposal has been designed as a sympathetic addition to the existing dwelling. It uses a more traditional form and material palette, including natural walling stone, stone slate roofing and ashlar stone corbel detailing to the entrance. The intention is to improve the function of the house without introducing a form of development that would appear out of keeping with the host dwelling or the locality.

2. Site Context and Previous Approval

The application site comprises an existing dwelling at the end of a terrace at 1 High Green. The property sits within a domestic plot, set away from the main highway frontage and accessed from the existing private access. The previous officer report described the site as unallocated land, within a low risk coal area, within the Bat Alert layer and adjacent to public right of way KIR/86/10.

The previous permission is a material consideration. It confirms that the Council has accepted the principle of extensions and associated domestic works at the property, together with access, parking and landscaping works, subject to conditions.

The officer report also found that the previous extensions were acceptable in terms of design, neighbouring amenity and highway matters. The current application should be considered in that context, but also on its own merits as a revised design.

3. Description of the Revised Proposal

The submitted drawing 2619-0301-R04 proposes extensions and alterations to the existing dwelling. The main changes are to rationalise the internal arrangement, provide a workable staircase, create a more usable entrance/boot room/WC arrangement and improve the first floor layout, including the proposed en-suite.

Externally, the proposal uses a traditional domestic form and matching local materials. The elevations identify natural walling stone, stone slates to the roof and ashlar stone corbels to the entrance. The scale and detail of the works are intended to sit comfortably with the existing stone dwelling rather than read as a visually separate or lightweight conservatory-style addition.

The proposal remains within the established domestic curtilage and does not alter the residential use of the property.

4. Relationship with the Previous Scheme

The revised design has not been prepared because the previous approval was unacceptable in planning terms. It has been prepared because the approved layout did not meet the client's brief and did not allow the required staircase to be accommodated. The key planning point is that the revised proposal does not introduce additional harm when assessed against the Local Plan and the House Extensions and Alterations SPD.

Matter	Previous approval 2023/62/92545/W	Revised proposal 2619-0301-R04
Principle	Householder extensions, alterations, access, parking and landscaping accepted.	Householder extensions and alterations retained as the basis of the scheme.
Internal layout	Approved layout did not properly accommodate the stair required by the client.	Layout revised to provide a workable stair and improved entrance/utility arrangement.
Design approach	Approved scheme included a lean-to front element and conservatory-style side element.	Revised scheme uses a more traditional stone and stone slate form, more closely related to the existing dwelling.
Materials	Matching materials were required by condition where relevant.	Natural walling stone, stone slate roof and ashlar stone entrance detailing are proposed.
Planning impact	Design, amenity and highways impacts were considered acceptable by the Council.	No additional unacceptable impact on character, amenity, parking or access is identified.

5. Planning Policy Context

The relevant development plan policies include Kirklees Local Plan Policies LP1, LP2, LP21, LP22 and LP24. Policies relating to climate change, drainage, biodiversity and the natural environment are also relevant to the extent proportionate to a householder application.

Policy LP24 is central to the assessment. It requires proposals to respect the form, scale, layout and details of the surrounding townscape and to provide a high standard of amenity. It also requires extensions to remain subservient to the original building, to be in keeping in terms of scale, materials and details, and to minimise impacts on neighbouring occupiers.

The Kirklees House Extensions and Alterations SPD is also a material consideration. The SPD operates on a comply-or-justify basis and sets out the relevant key design principles for local character, impact on the original house, amenity, sustainability, materials, drainage, parking and access.

6. Design, Character and the House Extensions SPD

The revised scheme accords with the design approach required by Policy LP24 and the House Extensions and Alterations SPD. It is domestic in scale, uses materials that are appropriate to the existing dwelling and presents a more settled appearance than the earlier arrangement.

SPD matter	Response
Local character and street scene KDP 1	The house is set away from the main highway frontage and the proposal will not appear prominent or intrusive in the street scene. The use of natural walling stone, stone slates and traditional entrance detailing reflects the existing dwelling and local character.
Impact on the original house KDP 2	The extension is designed as a subordinate domestic addition. The form, roof treatment, materials and window arrangement relate to the host dwelling and do not dominate the original house.
Privacy, light and outlook KDP 3-6	The proposal does not introduce unacceptable overlooking, overshadowing or overbearing impact. Sensitive windows can be obscure glazed or restricted where necessary, in line with the approach previously accepted by the Council.
Outdoor space KDP 7	The works are contained within the domestic plot and retain usable private garden space. The proposal does not amount to overdevelopment of the site.
Energy, materials and drainage KDP 8-14	The scheme will follow a fabric-first approach where practicable, use locally appropriate durable materials, retain or replace planting where applicable and manage hard surfacing and rainwater through permeable or suitably drained construction.
Parking, waste and access KDP 15-17	The proposal can retain the access, parking and waste arrangements previously accepted, subject to any conditions required by the Local Planning Authority.

Any minor departure from the detailed extension guidance is justified by the site context, the functional need to accommodate the stair and the quality of the revised design. The proposal follows the SPD in substance: it respects the original dwelling, protects neighbours and uses appropriate materials.

7. Neighbouring Amenity

The revised proposal will not cause unacceptable harm to neighbouring occupiers. The relationship with nearby properties remains comparable to the situation already considered by the Council under the previous application.

The siting and scale of the works are not considered to result in material loss of light, outlook or privacy. The proposal does not introduce a new first floor side relationship that would give rise to harmful overlooking. Where any sensitive glazing is required, the applicant would accept a condition controlling obscure glazing and opening arrangements.

For these reasons, the proposal complies with Policy LP24 and Key Design Principles 3 to 6 of the SPD.

8. Access, Parking, Landscaping and Drainage

The proposal does not intensify the use of the site. The dwelling remains a single family dwellinghouse and no highway harm is identified.

The access and parking arrangements can be dealt with consistently with the previous permission, including any requirements for visibility, permeable surfacing and retention of parking areas. Any works affecting the adopted highway or public right of way can be controlled through the appropriate highway and rights of way requirements.

Existing planting and boundary treatments will be retained where practicable. Any planting disturbed during the works can be replaced with suitable domestic landscaping. Surface water from any new hardstanding or roof areas will be managed by permeable surfacing, drainage to a permeable area or another suitable method agreed through Building Regulations or planning condition.

9. Climate Change and Sustainable Design

The scale of the proposal is modest and proportionate to a householder development. The works will still provide opportunities to reduce energy demand and construction impacts.

The extension will be constructed to meet current Building Regulations and will use a fabric-first approach where practicable. New elements will be well insulated, with efficient glazing and low energy lighting. Materials will be sourced locally where possible and existing materials will be re-used on site where suitable.

The proposal will not materially increase flood risk. Permeable surfacing will be used for relevant hardstanding where required and existing garden areas will be retained. Existing hedgerows and planting will be retained or replaced where applicable, with additional planting provided where possible.

10. Conclusion

The previous approval did not meet the client's requirements because it could not accommodate the required staircase in a workable way. The revised proposal solves that issue and produces a stronger architectural response to the existing dwelling.

The proposal is appropriate in scale, uses local and sympathetic materials, protects neighbouring amenity and maintains suitable access and parking arrangements. It also responds to the climate change and drainage requirements of the Local Plan and SPD in a proportionate way.

For the reasons set out above, the proposal accords with the relevant provisions of the Kirklees Local Plan, in particular Policies LP1, LP2, LP21, LP22 and LP24, and the Kirklees House Extensions and Alterations SPD. Planning permission should be granted.

For these reasons, the proposal accords with the relevant provisions of the Kirklees Local Plan, the National Planning Policy Framework and the Council's adopted design guidance. Planning permission should therefore be granted.