BRIEF PLANNING SUPPORTING STATEMENT

location	34 Rafborn Grove, Salendine Nook, Huddersfield, HD3 3UB.
application	Dormer Loft Conversion and Associated Alterations to Dwelling.
client/applicant	M Gray & K Beech
job number	26/1330
date	May 2026

PAUL MATTHEWS ARCHITECTURAL Ltd

ARCHITECTURE | PLANNING | DESIGN

Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ
07946872499
paul@paulmatthewsarchitectural.co.uk
www.paulmatthewsarchitectural.co.uk

Company Registration Number: 09898149 - Company Registered in England and Wales

INTRODUCTION

This statement has been prepared in support of a householder planning application for the proposed Dormer Loft Conversion and Associated Alterations to Dwelling at 34 Rafborn Grove, Salendine Nook, Huddersfield, HD3 3UB.

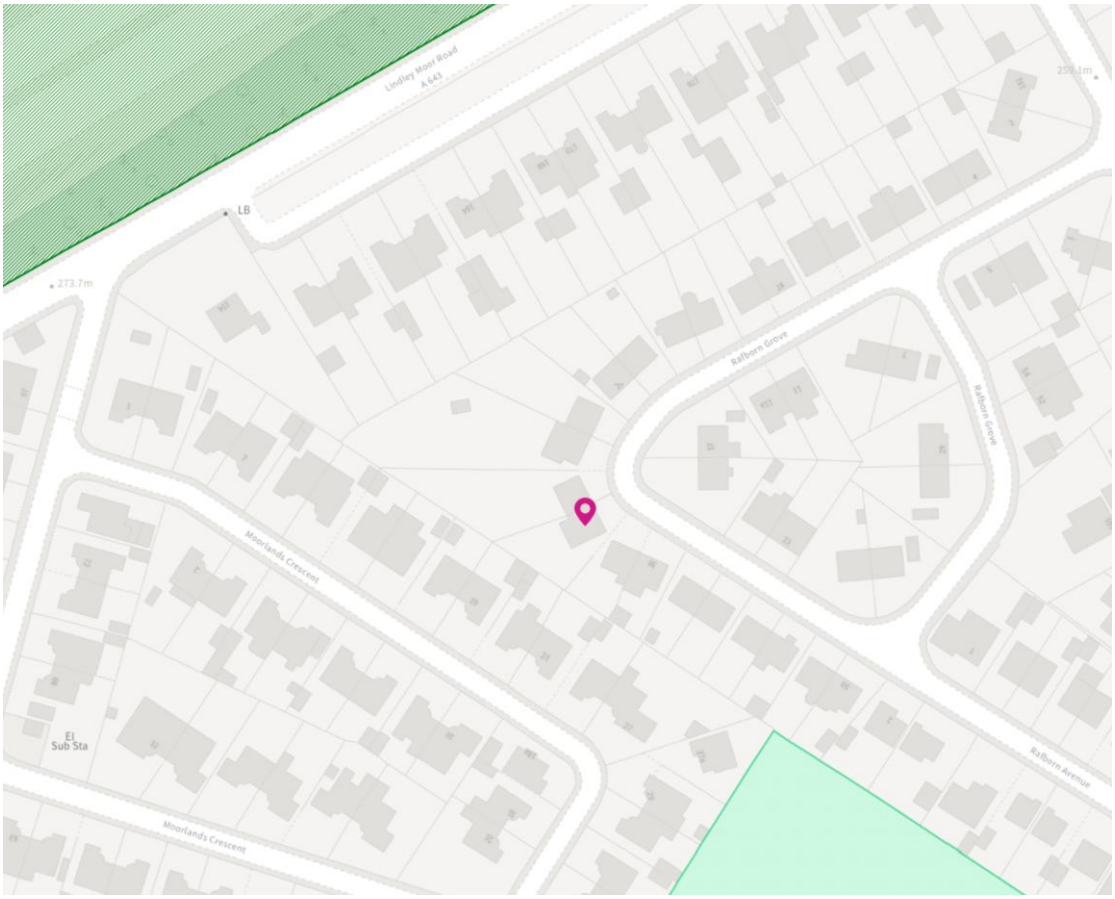
The application results from merged families now cohabiting. An additional bedroom is required on an very other week basis. This additional bedroom, indicated as a study on the proposed plans, will predominantly be a work from home office for one of the applicants.

The existing property is a 4 -bedroom semi-detached dwelling. The property has a larger than average rear garden, being a corner plot property. The whole of the frontage of the property is allocated to parking affording 3 off street parking spaces;



A previous single storey rear extension provides and open plan kitchen, dining/snug area with a utility off the kitchen area. The property also has a separate formal living room and study at ground floor level.

The property is unallocated on the Kirklees Local Plan;



The property has the benefit of permitted development rights;

Local constraints on this property

Address

34 Rafborn Grove,
Salendine Nook,
Huddersfield,
HD3 3UB

Constraints

- This property is not in a conservation area
- This property is not a listed building
- This property has not had it's 'permitted development' rights removed

With PD (permitted development) rights various alterations, extensions and detached ancilary outbuildings could be added to the property/plot. Indeed we contend the hip to gable could be executed aswell as a loft conversion along with a dormer, not necessarily the one proposed, could be added to the property all under PD.

Whislt no certicate of lawfulness exists or has been applied for. The Formby Parish Council v Sefton Council [2022] EWHC 73 evidences this where the High Court confirmed that there are no statutory pre-conditions requiring an applicant to already possess a formal certificate or expressly state an intention to build out a fallback position. This, we contend, forms a material consideration and should form part of the assessment and decision making process. Furthermore 'Mansell v Tonbridge and Malling Borough Council [2017] EWCA Civ 1314' confirmed that for a fallback development to be a material consideration, the prospect of it happening does not have to be highly probable or likely, a mere "*possibility*" or "*real prospect*" suffices.

Kirklees SPD indicates that a 4 bedroom property generally requires 3 off-street parking spaces. The photo on page 2 of this statement, clearly illustrates 3 cars parked to the front of the property, we also refer to another recent Kirklees planning application 2026/62/90720/E. As indicated on the submitted applciation drawings the proposals included an additional 2 double ensuited bedrooms to the existing three bedroomed property (going from a three bed end terrace property to a 4 bedroomed property. O nthe very same drawing sheet 2 off-street parking sapces were indciated. The Kirklees planning case officer, a senior planner, noted in the officers report "

"*Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Principles 12 and 19 of the Housebuilders design guide which seek to ensure acceptable levels of off street parking, adequate waste storage facilities are provided, are also considered to be of relevance.*

The proposals will result in some intensification of the domestic use. However, the parking area to the front of the property would not be affected by the proposed extension and is considered to represent a sufficient provision."

Our application clearly demonstrates that 3 off street parking spaces already exist to serve the property and that this is in line with the proposed increase in bedrooms as outlined in the Kirklees SPD.

The proposals are remarkably similar (hip to gable and dormer loft conversion) to that of No. 14 Rafborn Grove, a property just 10 doors on (East of this subject property). We understand works to this property are virtually at completion stage;



The planning website only appears to have 2 plans online (a location plan and an existing + proposed plans + elevations). This submitted/approved plans doesn't include upper floor plans (first floor or second floor?). The submitted Kirklees Building Regulations application illustrates 4 bedrooms at first floor level and a bedroom within the new second floor (5now a 5 bedroomed property). Furthermore, as indicated on the photo above, the property only appears to have off-street parking for two domestic vehicles.

This 2022/HHPD/94128/W planning application was a certificate of lawfulness (proposed) which on one hand clearly demonstrates what could be carried out under PD but the cladding to the dormer does not appear to match existing external materials (cladding and colour) on the property?

CONCLUSION

Whilst this subject application is a householder application, we contend the PD options available are a material consideration. North Wiltshire District Council v Secretary of State for the Environment (1993) established the "*principle of consistency*". Mann LJ famously stated that previous decisions are capable of being material considerations so that "*like cases should be decided in a like manner*".

We trust this application provides sufficient information to enable the proposals to be supported thorugh to a formal approval.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.