

24th June 2026
Ref 2026/113 CL

Planning Cover Letter –

32 Butternab Road
Huddersfield
HD4 7AR

Demolition of garage and erection of part single part double storey side extension and replacement render.

This Design and Planning Statement has been prepared in support of a householder planning application for the above property.

The application seeks permission for the erection of a part two storey, part single storey side extension following demolition of the existing garage. The works are intended to provide additional living accommodation and allow the house to function better for modern family life, whilst remaining in keeping with the character and appearance of the existing dwelling.

The proposal has been developed to sit comfortably alongside the existing house and to reflect its proportions, detailing and material palette. The extension retains a gap of over 1 metre to the side boundary, in line with the guidance set out within the Kirklees Householder Design Guide SPD, which helps ensure the development does not appear cramped within the plot or contribute to any terracing effect.

The proposal does not include a set back in the front elevation or a lowered ridge line to the two storey element. In this case, introducing these features was not considered necessary and would in fact result in a more awkward overall design. The existing house has a balanced frontage and a roof form which does not lend itself particularly well to artificial setbacks or set downs. Including these purely as a visual device would break up the symmetry of the front elevation and create a fussier roof arrangement without any meaningful planning benefit. The extension has therefore instead been designed as a straightforward and well-proportioned addition which reads naturally as part of the dwelling.

The house sits well back from the road within a generous plot, and this helps the extension to be absorbed comfortably into the street scene. Beaumont Park is characterised by sizeable dwellings set within spacious plots, and the proposal respects that pattern of development. It is not considered that the extension would appear overbearing or out of scale in this context.

In terms of appearance, the scheme takes cues from the existing house and seeks to carry forward some of its more attractive detailing. The ground floor of the extension to the front elevation is proposed in random coursed natural stone to match the existing property, including continuation of the decorative string course. The design also incorporates a smaller ashlar bay window detail reflecting the character of the existing front elevation. The single storey rear element, positioned broadly on the footprint of the former garage projection, is proposed to be finished in render with ashlar detailing so that it remains visually subordinate within the overall composition whilst also creating a stronger connection to the rear garden from the internal living space.

The scheme has also evolved through a detailed design process with considerable input from the applicants. A number of design workshop discussions were undertaken during the development of the proposals to test how the house could be adapted in a way which best responds to the family's day to day needs, whilst still respecting the character of the existing dwelling. The final design is therefore not simply an exercise in adding floor area, but a considered response to how the property is used and how it can be improved to better support modern family life.

As part of the works, it is proposed to replace the existing pebble dash finish to the upper parts of the dwelling, which is beginning to fail, with a cork based render system. This will provide a more unified external appearance whilst also offering a modest thermal upgrade. External wall insulation was explored during the design process, however this was discounted due to the detailing of the existing stonework at ground floor level, which would result in poor junctions and visually awkward trim details.

The proposal will also not prejudice parking provision at the property. The existing garage is not currently used for parking and the dwelling benefits from a substantial front driveway which is more than capable of accommodating vehicles within the site.

Overall, the proposal represents a well considered extension which respects the form and character of the existing dwelling whilst improving its function for the occupants. The development has been designed to sit comfortably within both the plot and the wider street scene, and it is considered that it will preserve the character of the area whilst delivering a practical and high quality addition to the property.

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