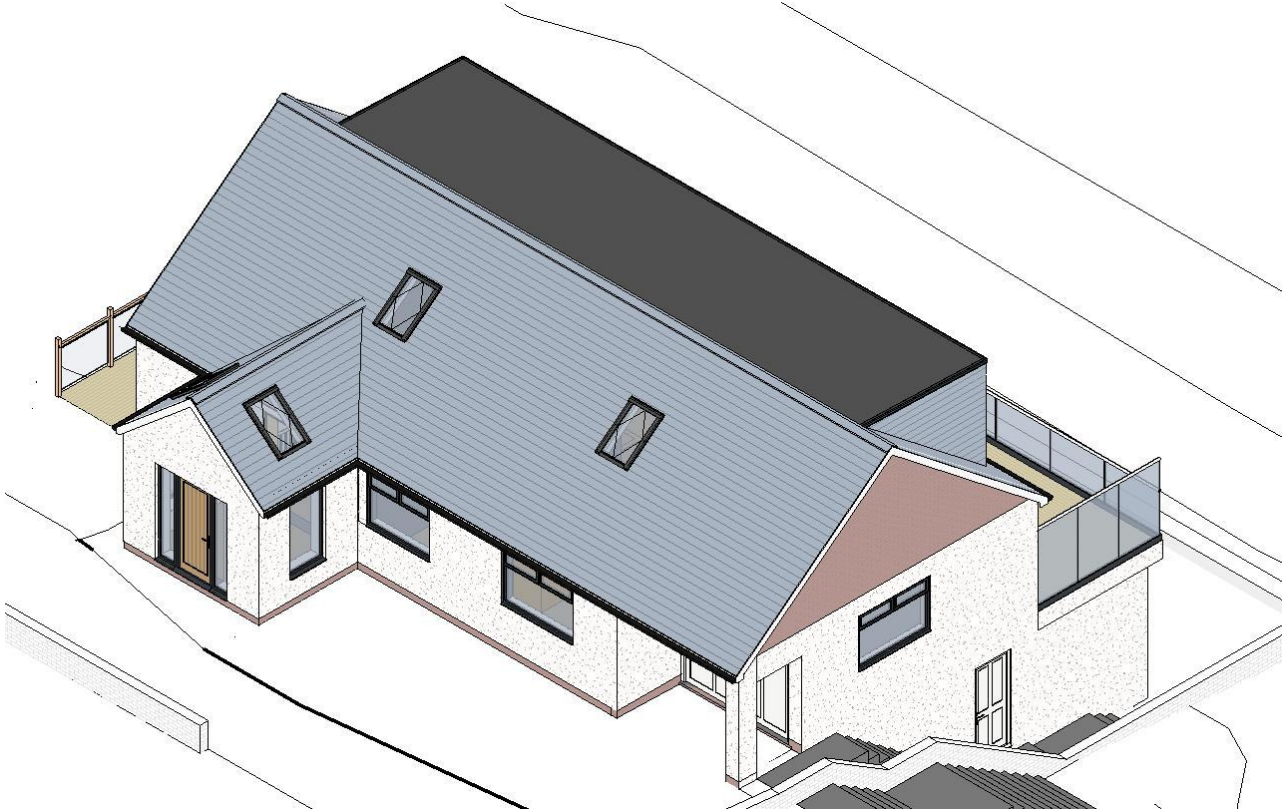




Planning, Design & Access Statements

A26.217

159 Foxroyd Lane
Dewsbury
WF12 0LT

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, Sally Elliot, in support of a householder planning application for a roof extension including rear dormer; lower ground floor rear extension with terrace over; porch extension to the front; and render to the existing external walls.
- 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 The original building on the application site is a detached dwellinghouse with integrated garage.
- 1.1.4 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.



- 2.1.2 The existing building is a detached dwellinghouse, set into the hillside with a single storey as viewed from the front elevation, and 2 storey as viewed from the rear.
- 2.1.3 The building is understood to have been built originally 1967-1975.
- 2.1.4 External walls are generally brickwork cavity walls.
- 2.1.5 The lower ground floor has a rendered finish to the rear elevation.
- 2.1.6 The roof is a dual pitch with masonry gable walls. The verge and eaves both have a modest overhang with white boarded fascias and soffits.
- 2.1.7 The roof finish is a flat profile concrete tiles, presumed to be an interlocking tile.
- 2.1.8 External doors and windows are generally white uPVC. Most windows appear to be top-vent opening.
- 2.1.9 Externally, the rear garden is set to a lower level, approximately 600mm below the LGF floor level.
- 2.1.10 This rear external amenity space is level from a retaining wall structure set approximately 6m from the rear elevation.
- 2.1.11 Access is provided from the front by stairs along the West boundary.
- 2.1.12 A GF terrace is provided by timber decking with a balustrade, supported on brickwork posts. This space is accessed by sliding patio doors from the living room. A similar, smaller deck is provided on the East side of the property, accessible externally from the front of the house.
- 2.1.13 The site is outside of the Kirklees Bat Alert Area.
- 2.1.14 The site is in a flood risk 1 zone, and is therefore at a very low risk of flooding by rivers and the sea. Flood risk maps describe very low likelihood of surface water flooding to a 1 in 1000 year storm.
- 2.1.15 The site benefits from offsite parking for 2No. cars, and a garage, though it is anticipated that the garage would not meet common modern requirements for consideration as offstreet parking.
- 2.1.16 The property is accessed from the front north elevation by an entrance door accessible from the driveway. It does not currently benefit from level access at this door.

- 2.1.17 The site is in an area of existing residential use, with neighbouring dwellings to the west and south boundaries.
- 2.1.18 To the east boundary is a small area of woodland before further residential use.
- 2.1.19 The north side of foxroyd lane is greenbelt land. To the west side, is used by Yorkshire Water, and to the east is open field for presumed agricultural use.
- 2.1.20 The principal neighbouring building is No. 161 Foxroyd Lane. This property is owned and inhabited by the applicant.
- 2.1.21 The property was originally of a comparable design to the application site, but has since been extensively extended.
- 2.1.22 Notable matters include a raising of the roof height with a rear dormer; a front extension forming a generous porch entry and garage; and a significant lower ground floor extension forming a generous terrace at ground floor level.
- 2.1.23 No. 161 is set approximately 400mm higher than the project site, and the roof raising extensions further emphasise this matter. The eaves height on the front elevation is approximately 1.6-1.8m higher than the project site, and the ridge is approximately 1m higher.
- 2.1.24 Neighbours beyond No. 161 are of a similar scale and front elevation treatment to 161. It should be noted that these dwellings do have a narrower width to No. 159 by a distance that is equivalent to the width of the garage.



- 2.1.25 Other dwellings along Foxroyd Lane are of a wide variety of form, material, scale and detail, as explored in images overleaf. Materials used include varying combinations of brick, render and stone.



- 2.1.26 The project site is steeply sloping and the rear retaining wall is approximately 6m from the rear elevation of the building, with a level drop of a couple of metres. It is presumed that any rear extension would be sufficiently spaced back from this retaining wall to not impact it, but a structural survey and input may be required if projecting further than anticipated.



3.0 Design & Access

3.1 Proposal

- 3.1.1 The proposal includes a roof extension including rear dormer; lower ground floor rear extension with terrace over; porch extension to the front; and render to the existing external walls.
- 3.1.2 Associated works include a widening of the driveway opening and extension of the driveway.

3.2 Use

- 3.2.1 The building would remain in use as a dwellinghouse.

3.3 Amount

- 3.3.1 The works would add 2No. bedroom, including a master bedroom and a nursery/office to the first floor roof extension, with a ground floor bedroom converted into a snug, resulting in a net gain of 1No. bedroom.

3.4 Scale

- 3.4.1 The proposed roof extension would retain the existing eaves level of the original house.
- 3.4.2 The proposed roof extension would increase the ridge level by approximately 0.93m, bringing it to a comparable level to that of No. 161.
- 3.4.3 The proposed rear dormer would lie below the proposed new ridge height, reducing visibility from the public realm.
- 3.4.4 The proposed rear dormer would be set back from the eaves by approximately 400mm along the pitch, and set in by 1m from each gable.
- 3.4.5 The relationship to the neighbouring No. 161 would be retained, with a separation distance of approximately 2.9m between buildings, and 0.9m to the boundary.
- 3.4.6 By nature of being shallower than No. 161, the proposal would not extend beyond the rear of No. 161 so should not be considered to have a material impact on overshadowing or overbearing to this property.
- 3.4.7 The proposed porch would project approximately 2.5m from the front elevation. This is comparable to the entrance porch to No. 161 which has a front projection of approximately 2.6m.
- 3.4.8 The porch would be scaled and located to be clearly subservient to the original building.
- 3.4.9 The proposed lower ground floor rear extension would extend out by approximately 2.76m from the existing rear elevation. This is approximately 1m beyond the existing rear balcony.
- 3.4.10 Whilst the proposed rear extension requires approval resulting from the terrace over, it should be considered that the depth of the projection would meet the minimum requirements for a permitted development extension and this would be the applicant's fall-back position.
- 3.4.11 The height would be comparable with the existing rear balcony deck height, enabling level access to the terrace from the ground floor living spaces.
- 3.4.12 This terrace level would be reasonably comparable (approximately 400mm lower) than the rear terrace of No. 161.

3.5 Layout

- 3.5.1 Outlook for new and adjusted primary openings would be to the rear South elevation.
- 3.5.2 The proposed ground floor rear terrace would be screened from the side boundary to No. 161 by a 1.8m tall obscure glazed screen.
- 3.5.3 The terrace relationship to the rear south boundary would remain comparable to the existing balcony, with an extension of approximately 1m as explored in scale 3.4.9.



- 3.5.4 As described by the location plan, the south boundary is onto land owned by the applicant.
- 3.5.5 The proposed dormer would include a recessed balcony, with the recess providing screening to the side boundary to prevent overlooking.

3.6 Appearance

- 3.6.1 As explored in scale, the levels and layout of the proposed roof extension would reasonably reflect that of the adjoining No. 161.
- 3.6.2 Along Foxroyd Lane, there is a wide variety of dwelling design, with variations in form, scale, materials and details. Examples include a number of properties with projecting gabled porches, and the use of render to the front elevations. The proposed front elevation treatment including the porch form and usage of render would respond positively to these neighbouring precedents.
- 3.6.3 Render is already present on the original building to the rear lower ground floor external wall.
- 3.6.4 The existing frontage is of a very plain and flat appearance which is incongruous with other dwellings along Foxroyd Lane and the adjoining No. 161 which have a visually attractive frontage with depth and material contrast. The proposal would bring the application site up to the same positive level of aesthetic value as those neighbouring properties.
- 3.6.5 The proposed rear dormer extension would be of a similar design and appearance to that of No. 161, with a box form and recessed balcony.

3.7 Landscape

- 3.7.1 The proposal would have minimal impact on the rear amenity space, outside of the immediate impact of the proposed rear extension.
- 3.7.2 With the proposed lower ground floor rear extension, we can consider that the proposal would retain over 50% of the existing rear garden (the squared, raised and flat garden space), and a significantly higher percentage of the overall curtilage.

3.8 Access

- 3.8.1 An additional bedroom would be provided to give a total number of 5No. bedrooms. Based on the Kirklees House Extensions and Alterations SPD, this would require provision of 3No. off-street parking spaces. The proposal would include extension of the existing driveway to accommodate this provision. An additional parking space may be considered to be available by the existing side garage, however this has not been considered in the provision.



4.0 Planning History

- 4.1.1 There is no meaningful planning history on this site relevant to this application.
- 4.1.2 Planning permission for extension to the adjoining No. 161 was granted under ref. 2017/91580, for:
“Erection of extensions and alterations, including raising roof height, upper ground/entrance level and 1st floor level extensions to the rear and formation of roof terrace to rear”.
- 4.1.3 Additional extension works were previously granted under 2004/62/93473/E2 & 2005/62/92719/E2.
- 4.1.4 In combination, these approvals have created a property with a raised ridge, and a significant rear lower ground floor extension creating a generous external terrace.
- 4.1.5 The proposal of this application is of a similar description but to a generally smaller scale.

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:
 - 5.1.2.1 *LP1 – Achieving Sustainable Development*
 - 5.1.2.2 *LP2 – Place Shaping*
 - 5.1.2.3 *LP24 – Design*
 - 5.1.2.4 *LP22 – Parking*
 - 5.1.2.5 *LP30 – Biodiversity and Development*
- 5.1.3 These policies relate to the matters of impact on visual amenity; impact on residential amenity (privacy, overshadowing and overbearing); biodiversity; and parking.
- 5.1.4 **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. To summarise, the proposal would be comparable to neighbouring buildings and extensions in terms of scale, form, material and overall scope. Based on this, the proposal should be viewed as acceptable in terms of visual amenity.
- 5.1.5 **Residential amenity** – As explored in layout, the proposed extensions would not result in meaningful impact to neighbouring amenity, with outlook generally directed to the rear aspect, with any secondary side windows or outlooks from balconies/terraces being either significantly screened from boundaries. The proposed rear terrace is comparable to the original balcony in terms of its relationship to the rear boundary which isn't onto traditional garden amenity, and this boundary is on to the applicant's ownership. Based on this, the proposal should be viewed as acceptable in terms of residential amenity.
- 5.1.6 **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 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.
- 5.1.7 **Parking** – As explored in 3.8 Access, the proposal would increase the number of bedrooms to 5 No. total. The proposal would achieve the minimum parking requirement of 3 No. 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.