

PLANNING SUPPORTING STATEMENT & DESIGN + ACCESS STATEMENT

location	Spring Cottage, 313 Greave Road, Hade Edge, Holmfirth, HD9 2DF.
application	Demolition of Side Outshot & Front Conservatory and Erection of Extensions and Alterations
client/applicant	D Haley + R Heap
job number	26/1350
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Ltd
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INTRODUCTION

This Statement has been prepared by Paul Matthews Architectural Ltd in support of a householder planning application for the demolition of the existing side outshot and front conservatory, and the erection of extensions and alterations to Spring Cottage, 313 Greave Road, Hade Edge, Holmfirth, HD9 2DF.

The proposal seeks to reconfigure and extend the existing dwelling to create a high-quality, long-term family home, while retaining and adapting the existing building fabric. The proposals also include to remove the existing substandard (size) detached garage and replace it with a policy compliant detached garage, log store and bin store.

The site does not lie within the Green Belt, and the application therefore falls to be assessed principally against the Council's design, character and residential amenity policies, together with the Kirklees Householder Extensions SPD. It is respectfully requested that the Council's assessment has proper regard to the specific characteristics of this site and its orientation, the scale of its front curtilage, and its relationship to neighbouring properties, rather than a purely "textbook" application of the SPD's indicative guidance, for the reasons set out below.

LOCATION

The application site comprises Spring Cottage, 313 Greave Road, Hade Edge, Holmfirth, a detached two-storey dwelling set within its own defined curtilage fronting Greave Road.

The plot benefits from a comparatively generous front curtilage relative to the dwelling itself, providing a substantial degree of set-back and visual buffer between the proposed extensions and the public realm. The site's orientation, with the principal eastern aspect set well back and at 90 degrees to the public highway, further limits the visibility and perceived massing of the proposed works in both immediate street-scene and wider views.

The site adjoins neighbouring residential properties/curtilages along Greave Road and Dunford Road and Bayfield Close. The pattern of development in the immediate vicinity is consistent, established residential curtilage but with no particular building line or arrangement of properties.



PROPOSALS

The proposal comprises the demolition of the existing side outshot and front conservatory, and the erection of extensions and alterations to the dwelling, generally comprising:

- Removal of the existing front conservatory and side outshot, and re-planning of the ground floor to provide reconfigured kitchen, dining, utility and living accommodation.
- A single/two-storey extension providing enlarged and reconfigured living space at ground floor, together with reconfigured bedroom and bathroom accommodation at first floor, including a new en-suite to the principal bedroom.
- Removal of one of the properties dilapidated chimney breast/stack.
- Alterations to roof form, including new rooflight elements to provide light to first floor accommodation, and re-covering of retained roof slopes to match existing.
- Removal of the existing substandard detached garage and erection of a replacement detached garage, log store and bin store.
- Associated new and replacement window and door openings.

The scale of the proposal has been informed by the topography and orientation of the site, the applicants' desire to create privacy from the pending residential development across the road (Jones Homes), provide well-proportioned space, appropriately lit family accommodation without an unbalanced or over-dominant addition to the original dwelling.

At ground floor, the existing front conservatory and side outshot are to be removed, allowing the principal living accommodation to be comprehensively replanned. The existing, compartmentalised arrangement of kitchen, dining room and living room is reconfigured to provide a more coherent sequence of kitchen, dining and living space, with internal walls and openings removed and repositioned to suit the new layout. A new utility room and WC are introduced, addressing a functional shortfall in the existing dwelling, with the utility benefiting from independent access for day-to-day use. Natural light to the reconfigured ground floor is substantially improved through the introduction of four rooflights over the flat-roofed elements of the extension.

At first floor, the existing bedroom and bathroom accommodation is reconfigured to provide a principal bedroom with en-suite.

The Kirklees Householder Extensions SPD provides guidance on assessing domestic extensions, including indicative parameters relating to scale and volume increase. It is important to recognise, however, that the SPD is guidance only and does not form part of the statutory Development Plan, however they are still an important material consideration. This statement is intended to assist decision-making rather than to impose rigid or prescriptive thresholds.

It is respectfully submitted that the SPD's indicative guidance should not be applied to this proposal in a purely "*textbook*" manner, without regard to the following site-specific circumstances.

- Orientation and set-back: The dwelling's principal aspect and the extensions proposed are oriented such that they are substantially screened from neighbouring

dwellings, materially reducing their visual and amenity impact whilst creating privacy for the subject property and adjacent properties.

- Generous front curtilage - the site's front curtilage is significantly larger than typical for the immediate area, providing a strong visual buffer that is not accounted for by a simple volume calculation.
- Limited impact on neighbouring amenity - given the plot's shape, orientation and boundary treatment, the proposal would not result in material loss of light, outlook or privacy to adjoining occupiers. Its important to note the first floor North gable window to the adjacent property, 311 Greave Road is a landing window and does not serve a habitable room. Notwithstanding this the proposed roofline (specifically eaves) is maintained and not exceeded.
- Roof height - the proposed height remains modest and consistent with the prevailing roofscape of neighbouring dwellings.

Taken together, these factors mean that a strict assessment against the SPD's indicative thresholds would not, in this instance, reflect the proposal's actual impact. The Council is respectfully asked to assess the scheme in the round, on its design quality and genuine effect on site context and neighbouring amenity, rather than through a rigid application of the SPD's guidance.

Overall, the proposals go against guidance within the KMC design SPD however due to the site and orientation of the dwelling standard rear and side extensions (both sides) are not possible, resulting in the required works to the front elevation to provide the necessary internal space improvements.



The existing dwelling suffers from significant damp ingress due to the extremely thick, rubble filled external wall and chimney breast as can be seen on the existing general arrangement drawings. The water ingress is so significant structural timbers have rotted and require replacement. Removing this is imperative to improving the future use of the property and mitigating damp issues.



The front wall of the property has suffered movement;

This has resulted in the cill to the existing kitchen to crack, openings are now out of square. This wall will be removed at ground floor level and rebuilt above new structural beams, at first floor level. This will eliminate this structural defect and in building a new insulated cavity wall will help resist the current extensive damp ingress problems (see image below)



It's important to retain the existing roofline for the two storey side extension height wise as the rear (west) of the property has limited headroom internally. To lower the roofline would create further internal headroom issues;

Image showing internal headroom along rear wall (1.76m)



DESIGN + ACCESS STATEMENT

APPEARANCE

The following materials are proposed:

Walls	-	Natural coursed stone
Roof	-	Natural Stone slate.
Rainwater Goods	-	Upvc guttering & downpipes
Windows Doors	-	UPVC windows.
Doors	-	Composite & powder coated aluminium external doors

MEANS OF ACCESS

The means of access will be retained as existing with both the pedestrian and vehicular access points retained.

LAYOUT

The proposed drawings indicate the layout.

SCALE

The scale of the building will increase in a manner that provides the dwelling with sufficient internal space to ensure its feasible use for modern day living and future generations.

LANDSCAPING

External landscaping not subject to planning control.

CONCLUSION

The proposed development comprises a well-considered series of extensions and alterations to Spring Cottage, retaining and improving the existing dwelling.

The site's generous front curtilage, favourable orientation and limited impact on neighbouring amenity distinguish it from a typical, smaller-plot extension scheme, and it is submitted that these characteristics justify an assessment on the scheme's overall planning merits rather than a rigid, formulaic reading of the SPD's indicative volume guidance.

The existing South Facing gable and East front wall are suffering damp ingress which, over time, has caused structural problems. It appears that the existing rubble fill gable wall has been screened with an internal lining. This does not resolve the damp ingress it simply hides it. Work are included within the overall proposals to fully address these serious issues. The excessive damp problems could contribute on the occupants health (respiratory). The problems have already caused structural issues which are also addressed within the overall proposals. We trust the LPA support this remedial work as part of the overall proposals.

The wider context of recently consulted development in Hade Edge further supports the principle that modest, well-designed residential extensions of this kind are consistent with the evolving character of the area.

Overall, the proposal represents a carefully considered, design-led response to an existing dwelling, and it is respectfully submitted that the application should be supported on its planning merits.

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.