

ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

PLANNING SUPPORTING STATEMENT.

221, WHITECHAPEL ROAD, SCHOLLS, CLECKHEATON, BD19 6HN.

1. INTRODUCTION.

This Planning Supporting Statement has been prepared in support of a planning application for the erection of a single storey side extension, together with associated internal and external alterations, at 221 Whitechapel Road, Scholes, Cleckheaton, BD19 6HN.

The application seeks permission for a sensitively designed side extension to the existing detached dwelling, providing additional residential accommodation to improve the functionality and long-term suitability of the property for the occupants.

The proposal has been carefully considered in relation to the character and appearance of the existing dwelling, the wider street scene, neighbouring properties, highway considerations, and the requirements of the Kirklees Local Plan.

The application site is located within the Green Belt as defined by the Kirklees Adopted Local Plan. However, the proposal represents an appropriate form of development comprising a proportionate extension to an existing residential dwelling, which is specifically supported within national and local planning policy where the openness and character of the Green Belt are preserved.

The property is not located within a Conservation Area, is not a Listed Building, and retains its permitted development rights, as confirmed through the Kirklees Council Permitted Development Rights Checker. There are no known planning constraints that would prevent the principle of extending the dwelling, subject to the detailed assessment of design, scale and impact.

2. SITE CONTEXT AND EXISTING PROPERTY.

The application site comprises a detached residential dwelling located along Whitechapel Road within the settlement of Scholes.

The property is characterised by a traditional residential form, with a pitched/hipped roof arrangement and external materials consisting predominantly of stone to the principal elevation and red brick to the side and rear elevations.

The surrounding area is predominantly residential in nature, comprising a mixture of detached and semi-detached properties of varying ages and architectural styles. The street scene displays a varied

pattern of residential development, with a number of properties having previously undergone extensions and alterations to provide additional accommodation.

Importantly, the immediate street scene demonstrates an established precedent for residential extensions of a similar nature. Properties including Nos. 223, 225 and 227 Whitechapel Road, together with other nearby dwellings, have been extended through single storey side extensions located in similar positions to that proposed.

Furthermore, a number of properties along the wider street scene have benefited from larger-scale alterations, including two-storey and single-storey extensions, demonstrating that the established character of Whitechapel Road is not one of undeveloped frontages, but rather a street where appropriately designed residential extensions have historically been accommodated.

3. DESCRIPTION OF PROPOSED DEVELOPMENT.

The proposal seeks permission for the construction of a single storey side extension together with associated internal and external alterations.

The extension has been designed to provide additional space whilst remaining subordinate to the existing dwelling.

The key design principles of the proposal are:

- Retention of a clear separation between the extension and the neighbouring boundary;
- A reduced scale and subordinate appearance compared to the existing dwelling;
- A continuation of the existing architectural language;
- Use of matching materials;
- Retention of external access from the front of the property through to the rear garden.

The proposed extension incorporates a hipped roof form, which directly reflects the existing roof design of the dwelling. This approach ensures that the extension appears as a natural continuation of the existing building rather than an unrelated addition, like the precedents on the street scene, which have been approved.

The proposal will utilise materials that closely match the existing dwelling, including:

- Stone to the front elevation to match the existing principal elevation;
- Red brick to the side and rear elevations to match the existing external finishes;
- Roof materials to match existing.

The design approach ensures the extension integrates successfully with the existing dwelling and wider streetscape.

4. PRINCIPLE OF DEVELOPMENT AND GREEN BELT CONSIDERATIONS.

The application site is located within the Green Belt. National planning policy, through the National Planning Policy Framework (NPPF), identifies that extensions to existing buildings within the Green Belt can represent appropriate development where they do not result in disproportionate additions over and above the size of the original building.

The proposal represents a modest domestic extension to an established residential property. It does not involve the introduction of a new dwelling, subdivision of land, or any form of development that would fundamentally alter the character of the site.

The extension is clearly ancillary to the existing dwelling and has been carefully designed to ensure that it remains visually subordinate.

The proposal would not result in:

- The loss of openness across the wider Green Belt;
- Encroachment into undeveloped countryside;
- The urbanisation of an open area;
- Harm to the purposes of including land within the Green Belt.

The development is contained entirely within the established residential curtilage of the property and utilises land immediately associated with the existing dwelling.

Furthermore, the existing street scene demonstrates a clear pattern of residential expansion through similar extensions. The proposed development would therefore represent a continuation of an established form of domestic alteration rather than an isolated or harmful addition.

Compared with other approved development along Whitechapel Road, including properties that have accommodated both single and two-storey extensions, the current proposal represents a significantly less intensive form of development and would result in considerably less impact upon the openness and character of the Green Belt.

5. DESIGN, CHARACTER AND APPEARANCE.

The proposal has been carefully designed to comply with the principles of good design contained within local and national planning policy.

The extension has been deliberately positioned away from the boundary line to avoid creating a cramped or overdeveloped appearance. This provides visual separation between the proposed addition and neighbouring properties whilst maintaining a sense of openness within the site.

The incorporation of a hipped roof form is an important design feature, ensuring consistency with the existing dwelling. The proposal avoids introducing an incongruous flat roof or contrasting architectural form which could appear visually harmful.

The use of matching stone and brick materials further assists in ensuring the extension appears as a sympathetic addition.

The scale and massing of the extension remain clearly subordinate to the existing dwelling, ensuring the original building continues to remain the dominant feature within the plot.

The proposal therefore represents a high-quality and sensitive form of residential alteration which respects the existing building and the character of the surrounding area.

6. IMPACT ON RESIDENTIAL AMENITY.

The proposal has been designed to avoid unacceptable impacts upon neighbouring residential properties.

The single storey nature of the extension ensures that there would be no significant overlooking, loss of privacy, or unacceptable overshadowing impacts.

The extension is positioned carefully within the existing residential curtilage and does not introduce any significant additional height or massing that would adversely affect neighbouring occupiers.

The proposal therefore maintains appropriate separation distances and respects the amenity of surrounding properties.

7. HIGHWAY SAFETY AND ACCESS.

The proposal does not result in any changes to the existing highway arrangement or access arrangements.

The existing driveway and parking provision will remain unaffected, and sufficient parking capacity will continue to be available within the site.

Importantly, the design retains external pedestrian access from the front of the property through to the rear garden, ensuring that the extension does not compromise the practical functioning of the dwelling.

The proposal therefore accords with highway safety requirements and would not result in any detrimental impact upon the local highway network.

8. PLANNING POLICY ASSESSMENT.

Kirklees Local Plan Policy LP01 – Achieving Sustainable Development.

Policy LP01 seeks to support sustainable development proposals that contribute positively to the needs of existing communities.

The proposal represents the sustainable adaptation and improvement of an existing residential property. By allowing the dwelling to better meet the needs of its occupants, the development supports the efficient use of existing housing stock.

The proposal does not require additional land allocation, new infrastructure, or expansion into undeveloped areas, therefore representing an inherently sustainable form of development.

Kirklees Local Plan Policy LP02 – Place Shaping.

Policy LP02 seeks to ensure development contributes positively to the character, identity and quality of places.

The proposal has been designed to respect the existing architectural character of the property and surrounding street scene.

Through the careful consideration of scale, materials, roof form and positioning, the extension would integrate successfully with the existing dwelling and wider residential context.

The proposal therefore contributes positively to place shaping objectives.

Kirklees Local Plan Policy LP21 – Highway Safety and Access.

Policy LP21 supports development where safe and suitable access arrangements can be achieved.

The proposal does not alter existing vehicular access arrangements or increase parking demand.

The existing access arrangements will remain unchanged, and the proposal will continue to provide safe pedestrian movement around the property.

The development therefore complies with Policy LP21.

Kirklees Local Plan Policy LP22 – Parking.

Policy LP22 requires developments to provide appropriate parking provision.

The proposal does not increase the number of bedrooms or create additional residential units. The existing parking arrangements remain unchanged and continue to provide adequate provision for the dwelling.

The proposal therefore complies with Policy LP22.

Kirklees Local Plan Policy LP24 – Design.

Policy LP24 requires development to achieve high-quality design which responds positively to local character.

The proposed extension has been carefully designed to respect the existing dwelling and surrounding properties.

Key design considerations include:

- Matching external materials;
- Retention of traditional roof form;
- Subordinate scale and massing;
- Appropriate relationship with neighbouring properties;
- Respect for established street character.

The proposal therefore represents a high-quality and sympathetic design solution that fully accords with Policy LP24.

Kirklees Local Plan Policy LP57 – Extension of Existing Buildings in the Green Belt.

Policy LP57 specifically relates to extensions to existing buildings within the Green Belt and supports proposals where they do not result in disproportionate additions over and above the original building.

The proposed development represents a modest domestic extension which remains clearly subordinate to the existing dwelling.

The extension:

- Remains within the established residential curtilage;
- Does not encroach into open countryside;
- Does not compromise Green Belt openness;
- Does not conflict with the purposes of Green Belt designation;
- Reflects an established pattern of similar development within the surrounding area.

The proposal therefore satisfies the requirements of Policy LP57.

National Planning Policy Framework (NPPF) Assessment.

The proposed development has been assessed against the relevant provisions of the National Planning Policy Framework (NPPF) and is considered to accord with its overarching objectives of achieving sustainable development, delivering high-quality design, and making effective use of existing housing stock.

The proposal represents the sustainable adaptation and improvement of an existing residential property, allowing the dwelling to better meet the needs of its occupants without requiring additional development elsewhere. The development is contained within the established residential curtilage and does not result in the loss of undeveloped land.

In accordance with Chapter 12 of the NPPF, the proposed extension has been carefully designed to respond positively to the character and appearance of the existing dwelling and surrounding area. The use of matching materials, a complementary hipped roof form, and a scale that remains subordinate to the host property ensures the extension integrates successfully with the existing building and wider street scene.

The application site is located within the Green Belt and has therefore been considered against Chapter 13 of the NPPF. The proposal represents an appropriate form of development comprising a proportionate extension to an existing dwelling, which does not result in harmful encroachment, compromise Green Belt openness, or conflict with the purposes of Green Belt designation.

Furthermore, the established pattern of development along Whitechapel Road demonstrates that similar residential extensions have previously been successfully incorporated into the street scene, including single and two-storey additions at neighbouring properties. The proposed development is a modest and sympathetic addition when considered within this existing context.

Overall, the proposal accords with the objectives of the NPPF by delivering a well-designed, sustainable extension that improves an existing home whilst respecting the character of the surrounding area and maintaining the openness of the Green Belt.

9. STREET SCENE.

To support the assessment of the proposed development within its wider context, photographic evidence has been provided illustrating the existing character of Whitechapel Road and the established pattern of residential extensions within the immediate street scene.

The photographs highlight a number of comparable examples of residential development, including properties such as Nos. 223, 225 and 227 Whitechapel Road, where similar single storey side extensions have been incorporated in comparable locations to that proposed at No. 221. The images demonstrate that extensions of this nature are an established feature within the street scene and have previously been successfully integrated without detriment to the character or appearance of the area.

The photographic evidence also identifies examples of larger-scale alterations within the locality, including properties with two-storey and single storey extensions, further demonstrating the varied and evolving character of the surrounding residential environment.

When considered alongside these existing examples, the proposed development represents a modest and sympathetic addition that reflects the established pattern of residential alterations along Whitechapel Road. The proposal has been carefully designed to ensure it remains subordinate to the host dwelling, respects neighbouring properties, and makes a positive contribution to the existing street scene.



No. 223.



No. 225.



No. 227.

10. CONCLUSION.

The proposed single storey side extension at 221 Whitechapel Road represents an appropriate and well-designed form of residential development.

The proposal has been carefully considered to ensure that it respects the existing dwelling, neighbouring properties and the wider character of Whitechapel Road.

Whilst the property is located within the Green Belt, the development represents a proportionate extension to an existing residential property, which would not result in harm to Green Belt openness or the purposes of Green Belt designation.

The established pattern of similar extensions along Whitechapel Road provides clear contextual justification that residential alterations of this nature are compatible with the character of the area. Indeed, compared with other approved developments within the street scene, the current proposal represents a modest and restrained form of development.

The proposal accords with the relevant policies of the Kirklees Local Plan, including Policies LP01, LP02, LP21, LP22, LP24 and LP57, and represents sustainable development that will enhance the functionality and long-term suitability of an existing home.

Accordingly, the Local Planning Authority is respectfully requested to support the application and grant planning permission.