

Planning Statement

Proposed removal and enclosure of an inset porch and conversion of an unused lobby to form a fifth bedroom

29 Binns Lane, Holmfirth

Application type	Full planning application
Site	29 Binns Lane, Holmfirth, HD9 3BL
Proposal	External alterations and internal conversion following relocation of the principal entrance
Previous permission	2022/62/90992/W, approved 27 May 2022

1. Introduction

This Planning Statement has been prepared in support of a full planning application for alterations to the existing dwelling at 29 Binns Lane, Holmfirth.

The proposal seeks to remove and enclose the existing inset porch and convert the associated unused entrance lobby to form a fifth bedroom. The original entrance is no longer used following the implementation of an earlier planning permission, which provided a new principal entrance at lower ground floor level within the approved side extension.

2. Site and Planning Background

The application property is an existing residential dwelling. Planning permission was granted under application reference 2022/62/90992/W on 27 May 2022 for the following development:

“Removal of upper ground floor conservatory, erection of single storey side and rear extension and external alterations to dwelling.”

As part of the approved scheme, a new principal entrance was formed within the side extension at lower ground floor level. The relocation of the main entrance has rendered the original upper ground floor entrance, inset porch and internal lobby redundant for access purposes.

The current application is a logical continuation of the approved alterations and seeks to make efficient use of the redundant space without increasing the footprint, height or overall scale of the dwelling.

3. Proposed Development

The proposed works comprise:

- Removal and enclosure of the existing inset porch on the front elevation.
- Incorporation of the former porch and unused entrance lobby into the dwelling to form a fifth bedroom.
- Installation of a new window within the existing arched porch opening.
- Retention of the original arched stone header detail.

- Raising of the window cill level so that it relates appropriately to the cill levels of the other windows on the elevation.
- Use of materials, window style, frame colour and finishes that match or closely complement the existing elevational treatment.

4. Design and Appearance

The proposal has been carefully designed to respect the established character and architectural treatment of the dwelling. The existing arched stone header is a distinctive feature of the front elevation and will be retained as part of the proposed works.

A window will be fitted within the upper part of the original arched opening, allowing the stone arch to remain legible. The cill will be raised to correspond more closely with the other window cills on the front elevation, creating a coherent and balanced appearance.

The window design, frame profile, colour and finish will be in keeping with the existing windows. External walling materials and associated detailing will also match or closely complement the current elevation, ensuring that the former porch opening reads as an integrated part of the dwelling rather than an incongruous addition.

5. Planning Considerations

Principle of development. The proposal concerns a modest alteration to an existing dwelling and makes more effective use of an entrance and lobby that have become redundant following implementation of planning permission 2022/62/90992/W.

Scale and form. The development will not increase the footprint, ridge height or overall scale of the dwelling. The works are contained within the existing building envelope and former inset porch area.

Character and appearance. The retention of the arched stone header, together with the use of matching materials and window detailing, will preserve the character of the dwelling. The raised cill will align the proposed opening more closely with the established pattern of fenestration and will provide a cohesive elevational treatment.

Residential amenity. The proposal does not materially extend the building towards neighbouring properties. As an alteration within the existing footprint, it is not anticipated to result in unacceptable effects in respect of overlooking, loss of privacy, overbearing impact or loss of light.

6. Conclusion

The proposed development will remove and enclose a redundant inset porch and convert the associated unused lobby into a fifth bedroom. The works arise directly from the relocation of the principal entrance to the lower ground floor side extension approved under planning permission 2022/62/90992/W.

The scheme retains the original arched stone header, introduces a sensitively designed window with an appropriately raised cill and uses materials, colours and detailing that are in keeping with the existing dwelling. It therefore represents a logical, modest and sympathetic adaptation that makes efficient use of existing floorspace while maintaining the character and appearance of the property.

Accordingly, the proposal is considered acceptable in planning and design terms, and planning permission is respectfully requested.