

ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

PLANNING SUPPORTING STATEMENT.

8, SWALLOW HILL, BATLEY, WF17 0QN, UNITED KINGDOM.

1. INTRODUCTION.

This Planning Supporting Statement has been prepared in support of a householder planning application for the proposed erection of a single storey rear extension, construction of a new pitched roof over the existing front garage, together with internal remodelling works and associated external alterations at 8 Swallow Hill, Batley.

The application seeks to improve the functionality, appearance and long-term sustainability of the existing bungalow through a carefully considered programme of alterations. The proposal has been designed to complement the existing dwelling whilst respecting the established character of the surrounding residential area.

The proposed development represents a modest and sympathetic extension to an existing detached bungalow, that will provide improved living accommodation without resulting in any unacceptable impacts upon neighbouring occupiers, highway safety or the wider street scene.

The proposal has been developed having full regard to the National Planning Policy Framework (NPPF) together with the adopted Kirklees Local Plan.

2. SITE DESCRIPTION.

The application site comprises a detached single storey bungalow situated on Swallow Hill, Batley.

The property occupies a generous residential plot and currently benefits from an attached double garage positioned on the front elevation. To the side of the property is an existing single storey extension whilst a conservatory projects from the rear elevation.

The existing dwelling displays a varied material palette consisting of:

- Red facing brick
- Natural stone
- White UPVC cladding
- Dark brown UPVC windows and doors

The surrounding area is predominantly residential in nature and is characterised by a mixture of detached and semi-detached dwellings of varying ages and styles. Whilst there is an overall

consistency in terms of scale on Swallow Hill, individual properties have evolved over time through extensions, alterations and improvements.

Numerous dwellings within Swallow Hill have been extended, altered and improved, including examples of replacement pitched roofs to front garages, demonstrating an established pattern of domestic alterations throughout the street scene.

The application property is:

- Not a Listed Building;
- Not located within a Conservation Area;

Retains its Permitted Development Rights.

3. PLANNING HISTORY.

There are two historic planning permissions relating to the property.

Application Ref: 86/05486.

Planning permission was granted for an extension to form a utility room and bathroom.

The development was subsequently implemented.

Application Ref: 2005/62/94712/E1.

Planning permission was granted for the erection of a porch and utility room.

This permission was also implemented.

There are no other planning constraints which would affect consideration of the current proposal.

4. PROPOSED DEVELOPMENT.

The proposed development comprises:

- Erection of a single storey rear extension.
- Erection of a new pitched roof over the existing front garage.

- Internal remodelling works.
- External alterations.
- Replacement of the existing white UPVC cladding with a high-quality white render finish.
- Altering the dropped kerb to the front of the property by widening the dropped section to better align with the width of the driveway.

The proposed rear extension has been designed to provide improved accommodation and modernise the internal layout of the dwelling, whilst replacing the existing poorly constructed extensions/conservatories with a more cohesive and appropriately designed addition that complements the character and appearance of the existing building and wider street scene.

The replacement pitched roof over the existing garage will significantly improve the appearance of the front elevation by creating a more balanced and coherent roof form. Similar garage roof alterations are evident throughout the surrounding area and have become an established feature within the street scene. The existing flat roof has issues with effective water run-off, resulting in standing water and an increased risk of water ingress and further deterioration. The proposed pitched roof with a gable end will provide improved drainage and a more durable long-term roofing solution, while also creating a coherent and appropriate roof form that complements the existing property.

Externally, the proposal seeks to simplify and improve the appearance of the dwelling through the introduction of a more contemporary material palette. The removal of the existing UPVC cladding and replacement with white render will provide a higher quality finish that complements the existing brickwork whilst creating a cleaner and more unified appearance.

The proposed materials comprise:

- Red facing brick.
- White render.
- Matching roof tiles.

The overall design has been carefully considered to ensure that the proposal remains subordinate to the host dwelling whilst enhancing its visual appearance.

5. PLANNING POLICY CONTEXT.

National Planning Policy Framework (NPPF).

The National Planning Policy Framework (NPPF, August 2026) places sustainable development and high-quality design at the heart of the planning system. Chapter 4, Achieving Sustainable Development, establishes a presumption in favour of sustainable development and confirms that development proposals which accord with an up-to-date development plan and the Framework's decision-making policies should be approved without delay.

The Framework also places significant emphasis on the delivery of well-designed places. Policy DP3, Key Principles for Well-Designed Places, requires development proposals to respond positively to their context, taking account of the character and features of the site and its surroundings, whilst integrating with and enhancing the existing built environment. Proposals should also create visually attractive, distinctive and characterful development through an appropriate approach to built form, materials and architectural detailing.

The proposed development accords with these principles by providing a carefully considered extension and alterations, which responds positively to the character and appearance of the existing dwelling and its surroundings. The proposal will improve the quality and functionality of the existing accommodation whilst enhancing the appearance of the property and integrating successfully within the established residential character of Swallow Hill. The development therefore represents a sustainable and well-designed response which is consistent with the objectives of the NPPF.

Kirklees Local Plan.

The proposal has been assessed against the relevant policies of the adopted Kirklees Local Plan, namely:

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety and Access
- LP22 – Parking
- LP24 – Design

6. PLANNING ASSESSMENT.

The application relates to alterations and extensions to an existing residential property within an established residential area.

The principle of extending an existing dwelling is entirely acceptable and is consistent with both national and local planning policy.

The proposal represents a modest domestic extension which improves the quality and functionality of the existing accommodation whilst making more efficient use of an established residential plot.

No change of use is proposed and the development remains wholly compatible with the surrounding residential area.

LP1 – Achieving Sustainable Development.

Policy LP1 seeks to promote sustainable forms of development which contribute positively towards social, environmental and economic objectives.

The proposal represents sustainable development by improving and modernising an existing dwelling rather than requiring new residential development elsewhere.

The replacement of outdated external materials, improvements to the building envelope and internal remodelling will improve the overall quality and longevity of the dwelling whilst making more efficient use of the existing building.

The proposal therefore fully accords with Policy LP1.

LP2 – Place Shaping.

Policy LP2 requires development to positively contribute towards the quality and character of places.

The proposed development has been carefully designed to complement the scale and form of the existing bungalow.

The introduction of the pitched garage roof creates a more balanced and attractive frontage whilst the replacement of the existing UPVC cladding with white render significantly improves the visual quality of the dwelling.

The proposal responds positively to the established character of the area and represents a high-quality enhancement of the existing property.

Accordingly, the proposal complies with Policy LP2.

LP24 – Design.

Policy LP24 seeks high-quality design which responds positively to local character.

The proposal has been designed to remain subordinate to the existing dwelling and does not dominate the host property.

The rear extension remains modest in scale and is located to the rear where its visual impact upon the public realm will be extremely limited.

The pitched garage roof reflects a form of development that is already prevalent throughout Swallow Hill. Numerous neighbouring properties have undertaken similar roof alterations and domestic extensions, demonstrating that the proposal follows an established pattern of development within the locality.

The external alterations will enhance the overall appearance of the dwelling through a more coherent and contemporary material palette.

Overall, the proposal represents a well-designed extension which fully accords with Policy LP24.

LP21 – Highway Safety and Access.

Policy LP21 seeks to ensure that development does not prejudice highway safety.

The proposal includes a minor alteration to the existing vehicular access, with the dropped kerb widened to better align with the existing driveway. No changes are proposed to the position of the access or the existing visibility splays, and the proposal will not materially alter the established access arrangements.

The proposal therefore maintains safe and suitable access arrangements and complies with Policy LP21.

LP22 – Parking.

Policy LP22 requires developments to provide suitable parking arrangements.

The proposal does not alter the existing parking provision.

The existing driveway and garage arrangements remain unchanged and continue to provide sufficient off-street parking for the dwelling.

Accordingly, there are no parking objections arising from the proposal.

7. RESIDENTIAL AMENITY.

A key consideration in assessing domestic extensions is the impact upon neighbouring residential amenity.

The proposed rear extension has been carefully designed to ensure that it remains proportionate to the existing dwelling and respects surrounding properties.

Given its single storey scale, siting and design, the development will not result in unacceptable:

- overlooking;
- overshadowing;
- loss of daylight;
- loss of sunlight;
- overbearing impact; or
- loss of outlook.

The proposed garage roof alteration is located to the front of the dwelling and simply replaces the existing damaged roof form. It will not introduce any unacceptable impacts upon neighbouring occupiers.

Overall, the proposal fully protects the residential amenity enjoyed by surrounding properties.

8. CHARACTER OF THE AREA.

Swallow Hill is characterised by a varied collection of detached dwellings which have evolved over time through extensions, roof alterations and external remodelling.

Many neighbouring properties have undertaken domestic extensions and several examples exist of front garages being altered with new pitched roofs. These alterations have become an accepted and established characteristic of the area.

The proposed development therefore sits comfortably within the existing street scene and reflects the ongoing evolution of the surrounding residential environment.

9. PLANNING BALANCE.

The proposed development represents a modest, well-designed extension to an existing dwelling that has been carefully considered in terms of its scale, appearance and relationship with neighbouring properties.

The scheme will improve the quality and appearance of the existing dwelling through sympathetic alterations, upgraded external materials and a more coherent architectural form.

The proposal will not result in unacceptable impacts upon neighbouring residential amenity, highway safety or parking provision and is entirely consistent with the established pattern of development within Swallow Hill.

Furthermore, the development accords with the objectives of the National Planning Policy Framework together with Policies LP1, LP2, LP21, LP22 and LP24 of the Kirklees Local Plan.

10. CONCLUSION.

This application seeks planning permission for the erection of a single storey rear extension, construction of a pitched roof over the existing front garage, together with associated internal remodelling and external alterations.

The proposal has been carefully designed to enhance both the functionality and appearance of the existing dwelling whilst respecting the established character of the surrounding residential area.

The development represents a logical and sympathetic evolution of the property, making use of high-quality materials and a design approach that reflects similar alterations already evident within the street scene.

The proposal will preserve the amenity of neighbouring occupiers, maintain existing highway and parking arrangements, and deliver a high-quality residential improvement that accords with both national and local planning policy.

Accordingly, it is respectfully concluded that the proposal constitutes sustainable development and planning permission is therefore requested.