

Supporting planning statement

Proposed extension at 550 Hunsworth Lane, East Bierley
Green Belt proportionality, volume and local context
Submitted in support of the proposal to Kirklees Council
5 October 2026

1. Purpose of this statement

This statement provides the volumetric assessment of the dwelling and explains the case for considering the proposed extension in the context of its design and the surrounding development. It should be read alongside the submitted existing and proposed drawings. It respectfully seeks a positive assessment of the proposal on its individual merits.

2. Volumetric assessment

The following figures are supplied. Percentages have been calculated from those figures and rounded to one decimal place.

Original dwelling 297.00 m³ Baseline

Dwelling following previous extensions 436.52 m³ 139.52 m³ / 47.0% over original

Additional extension now proposed 97.18 m³ 22.3% over current dwelling

Dwelling following proposed works 533.70 m³ 236.70 m³ / 79.7% over original

The cumulative increase of 79.7% is acknowledged to be substantial. The 22.3% figure describes the incremental change from the current dwelling; it does not replace the required comparison with the original building or discount previous extensions.

3. Relevant planning policy

National policy GB7(1)(b) allows qualifying extensions to lawful, permanent and substantial buildings where the increase in size is proportionate to the original building. The original building is defined by reference to 1 July 1948, or its original construction if later. No numerical percentage cap is specified in that provision.

Kirklees Local Plan Policy LP57(a) requires the original building to retain dominance in size and appearance, accounting for earlier extensions and associated buildings. Its criteria also address outdoor works and design appropriate to the Green Belt. LP57 does not prescribe a fixed percentage limit; its substantive tests still need to be met.

4. Proportionality, design and openness

It is respectfully submitted that the volume figures should form part of an overall assessment of scale, form, massing and appearance. The applicant's case is that the proposed addition should read as subordinate to the principal dwelling, with the original house remaining clearly identifiable and dominant. This relationship should be assessed against the submitted plans and elevations, rather than inferred solely from the percentage increase. The additional volume now sought is approximately 97.18 m³. The Council is requested to consider where that volume is located, the height and roof profile of the addition, its relationship to the original dwelling, and the resulting appearance from relevant public viewpoints. The assessment should also address both the spatial and visual aspects of Green Belt openness.

5. Neighbouring development on Hunsworth Lane

We have also identified substantial extensions at Nos. 552 and 560 Hunsworth Lane. There is also substantial surrounding built form, including rear projections and complex roof arrangements. The built character of this group of properties is relevant to assessing whether the proposal would appear incongruous or unduly prominent.

6. Conclusion and request to the Council

The applicant respectfully asks the Council to assess the proposal using the full cumulative volume comparison alongside the actual design, massing, appearance and effect on openness. The case advanced is that the original dwelling can remain the dominant element and that the addition can relate appropriately to the established local built form. A positive determination is requested.

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