

16th September 2026
Ref 2026/107 HP CL

Pre-application Cover Letter –

2 Garforth Street
Netherton
Huddersfield
HD4 7ER

Erection of double storey rear extension.

To whom it may concern.

This Design and Planning Statement has been prepared in support of the householder planning application for extensions and alterations to the existing semi-detached dwelling at 2 Garforth Street, Netherton.

The application follows pre-application discussions with Kirklees Council and has been revised to respond directly to the matters raised within the Council's pre-application response.

The existing property is a brick-built semi-detached dwelling with a half-hipped roof and has not previously been extended. The dwelling occupies a significantly sloping site which has historically been landscaped to create a series of level terraces responding to the substantial change in levels across the site.

The applicants are seeking to enlarge and improve their existing family home to provide accommodation suitable for their growing and evolving family needs, allowing them to remain within an area in which they are already established.

Proposed Development

The proposal comprises a two-storey rear extension, with the ground and first-floor elements designed differently in response to the constraints of the site and neighbouring properties.

At ground-floor level, the extension projects approximately 4m from the existing rear elevation and extends the existing kitchen to provide additional family living accommodation. The extension occupies an area immediately adjoining the existing dwelling which, due to the site's configuration and topography, contributes relatively little to the usable private garden area.

At first-floor level, the accommodation has been reconfigured and extended to provide an additional bedroom together with improved family accommodation.

The extension has been carefully designed around the substantial level changes across the site. Internal floor levels are stepped down from those within the existing dwelling, allowing the overall height and massing of the extension to be reduced. The proposed dormer is finished in dark cladding to allow it to blend into the roofscape.

Pre-Application Advice and Revised Design

Pre-application advice was sought from Kirklees Council prior to submission of the application.

The Council confirmed that the principle of extending the dwelling is acceptable and acknowledged that, notwithstanding the size of the original proposal, there is scope for a two-storey addition which could be suitably designed to respond to the host dwelling and surrounding locality.

The principal concern identified through the pre-application process related to the effect of the first-floor element upon the residential amenity of the adjoining dwelling at No. 4 Garforth Street. In particular, concern was raised regarding the amount of built form and massing close to the shared boundary and its potential relationship with the rear-facing openings of the neighbouring dwelling.

The proposal has therefore been substantially redesigned following receipt of the pre-application advice.

Rather than continuing the first-floor accommodation within a conventional two-storey extension, the revised proposal introduces a set-down dormer-style form. The eaves and roof have been lowered adjacent to the shared boundary, with the upper accommodation contained substantially within the roof form.

This considerably reduces the height, volume and perceived mass of development adjacent to No. 4 when compared with the scheme considered at pre-application stage. The revised design allows the built form to fall away from the neighbouring property whilst retaining a coherent and subordinate relationship with the host dwelling.

The submitted drawings include 45-degree assessment lines demonstrating the relationship between the revised extension and the relevant neighbouring openings. These demonstrate the significant improvement achieved through the revised design and support the conclusion that the proposal would not result in an unacceptable loss of light, outlook or amenity to the adjoining occupiers.

The existing established hedge along the shared boundary is also retained. This provides an established landscaped separation between the properties and assists in maintaining privacy between the respective rear gardens.

Rear Boundary and Surrounding Properties

The pre-application response raised no significant concerns regarding properties to the rear or on Chapel Street. The Council specifically acknowledged that the church lies approximately 21m from the proposed extension and considered that the reduction from the existing approximately 25m separation would not result in a significant impact.

Similarly, the separation of more than 23m from properties at 23 and 25 Chapel Street was considered sufficient to avoid overlooking, overshadowing or overbearing effects.

The revised proposal does not materially alter these relationships and therefore no unacceptable impact upon these surrounding properties is anticipated.

Parking and Highways

The pre-application response appears to have been based upon an assumption that the existing detached garage would be removed, this is not proposed as part of the application.

Both the existing garage and existing driveway/off-street parking arrangements are to be retained, and the proposal would therefore result in no loss of the property's existing off-street parking provision.

The site is subject to significant changes in level, which substantially constrain the ability to form additional parking within the curtilage without extensive engineering and alteration of the existing landscaped site. The existing parking arrangement is therefore retained as it is felt on balance the use of occasional on street parking would be less disruptive than excavations on site to form additional parking.

The proposal consequently maintains the established parking arrangements serving the dwelling and does not introduce any alteration to the existing vehicular access or garage.

Conclusion

The proposal represents a considered extension to an existing family dwelling which has been carefully developed in response to both the constraints of the site and the advice received from Kirklees Council.

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Importantly, the Council's pre-application response accepted that there is scope for a two-storey addition to the property, with the principal concern relating to the massing of the original proposal adjacent to No. 4 Garforth Street.

The scheme has been substantially revised, introducing a lowered, set-down dormer-style first-floor form which materially reduces the scale and mass of development adjacent to the shared boundary. The accompanying drawings demonstrate the improved relationship with the neighbouring dwelling and the proposal is considered to avoid any unacceptable impact upon neighbouring residential amenity.

The revised development represents a proportionate and carefully designed addition to the dwelling which responds positively to the matters identified during the pre-application process.

On this basis, we respectfully request that the Council supports the application.

Should the case officer require any further information or clarification during determination of the application, we would be pleased to assist.

Document prepared by

James Fearnley RIBA
Director
Bsc(Hons) March PgDipArch ARB

For & on behalf of Hill Rise Architecture Ltd.

Hill Rise Architecture LTD.

Hill Rise, 1-3 Chapel Lane, Huddersfield, HD8 9SP
07356 048 202 | hello@hillrisearchitecture.co.uk | www.hillrisearchitecture.co.uk
Co. Reg. No. 16132839