

PLANNING SPD SUPPORTING STATEMENT

location	54 Netherlea Drive Netherthong Holmfirth HD9 3EX.
application	Removal of Front/Side Conservatory and Erection of a Replacement Extension, Garage Conversion and Alterations to Dwelling.
client/applicant	Mr & Mrs P Clapham
job number	26/1341
date	August 2026

INTRODUCTION

This Planning Supporting Statement has been produced on behalf of the applicant, this statement forms part of a planning application for the removal of front/side conservatory and erection of a replacement extension, garage conversion and associated Alterations to the dwelling at 54 Netherlea Drive Netherthong Holmfirth HD9 3EX.

This document provides background information on the matters taken into account in formulating the design provides significant highlights of local contextual justification.

LOCATION

The site is located to the North off Netherlea Drive in Netherthong.

The dwelling is a 2-bedroom detached property within a built-up residential area. The property comprises of 2 bedrooms, kitchen and dining space/living space, bathroom and porch/conservatory area. The dwelling has a rear garden with an integral single garage. The garage is of a substandard size and doesn't comply with Kirklees planning standards for parking a vehicle within. There is a driveway to the front for 2-3 cars.

PROPOSALS

The proposals form a new/replacement single storey front/side extension and associated internal alterations along with the conversion of existing garage space to increase the internal habitable space.

Kirklees SPD (supplementary Planning Document) suggests a 500mm set-back for side extensions to ensure a subservient design aesthetic. The SPD is a comply of justify approach.

The neighbouring property directly to the West of the property has undergone a very similar front/side extension to the property and we believe to achieve aesthetic coherency the proposed extension would benefit from matching that of the existing context rather than following this aspect of guidance from the SPD. Furthermore a set-back would create an awkward roof detail which would also present a future maintenance problem.

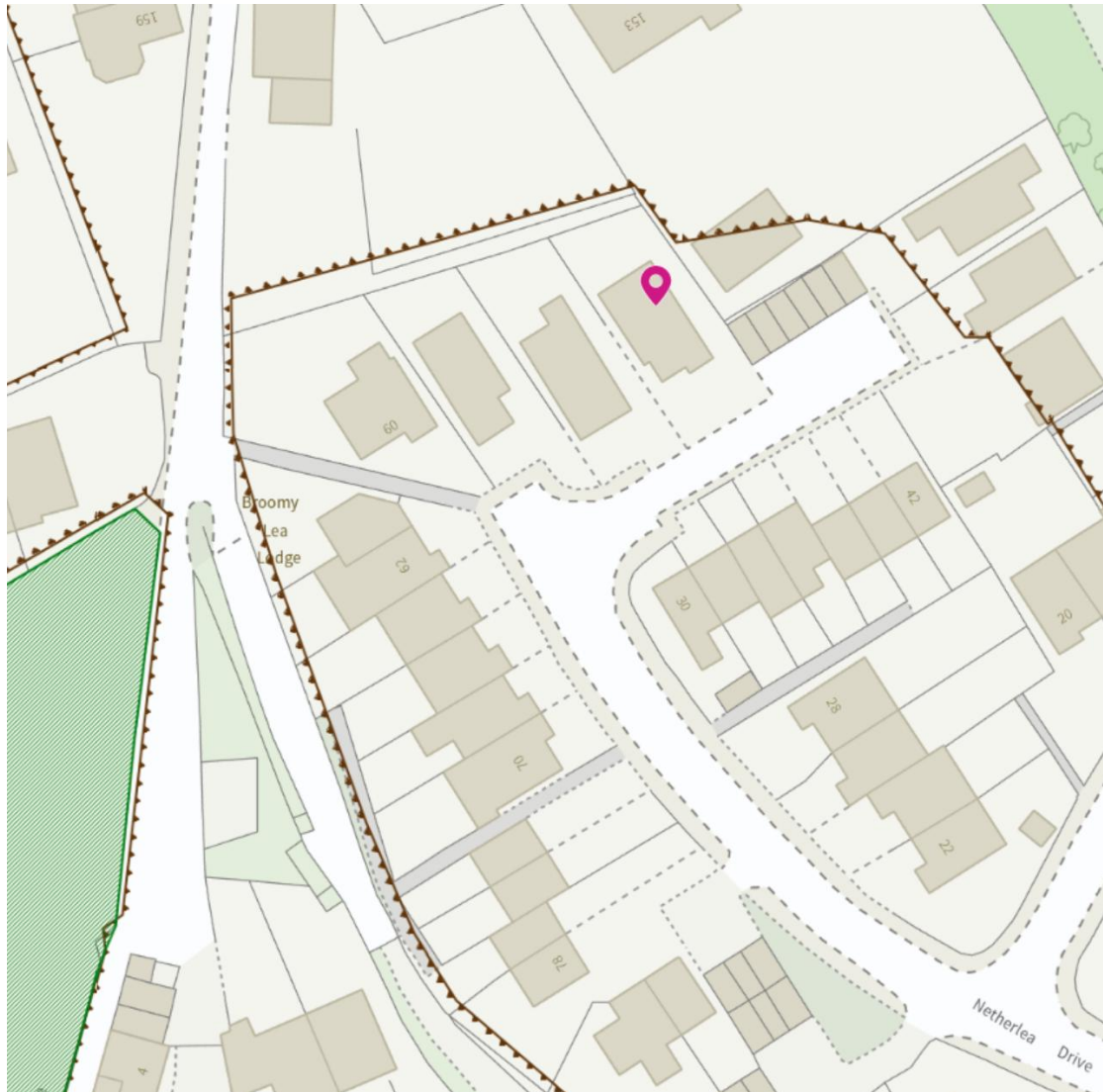
The subservient design approach, we contend, is achieved without the suggested set-back due to the due to the change in roof levels and the proposed flat roof construction. We believe the flat roof reflects subserviency against the existing gabled roofs and heights of the existing property.



As the photo above shows, there is also no defined built line for the proposals to follow with garages beyond being staggered forwards of the front elevation of the existing dwelling.

The proposed replacement extension is also only a small increase in existing volume and closely follows the existing form.

The property is not located within Green Belt nor within the nearby conservation area;



The property also retains PD (Permitted Development) rights;

Local constraints on this property

Address

54 Netherlea Drive,
Netherthong,
Holmfirth,
HD9 3EX

Constraints

- This property is not in a conservation area
- This property is not a listed building
- This property has not had it's 'permitted development' rights removed

i There are no local constraints on this property

APPEARANCE

The following materials are proposed;

Walls	-	Artificial coursed stone as existing.
Roof	-	Fibre Glass or EPDM flat roof.
Rainwater Goods	-	Upvc guttering & downpipes to match existing.
Windows & Doors	-	UPVC windows and doors as existing.

MEANS OF ACCESS

No change to the means of access.

LAYOUT

The proposed drawings indicate the layout.

SCALE

The scale of the building will remain very similar to that of existing.

CONCLUSION

We contend there are no significant constraints that would prevent the proposed development in respect of improving the appearance and living accommodation of the existing dwelling.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.