PLANNING STATEMENT

1 Digley Cottages, Meltham

Proposed Single-Storey Front Extension

This statement has been prepared in support of an application for a small single-storey front extension to the existing dwelling at 1 Digley Cottages, Meltham.

The property is an established dwelling dating from approximately 1900–1929 and is located within the Green Belt.

The proposal is for a **3.6m^2 single-storey extension to the existing lounge**. The extension will be positioned in line with the existing front porch and will be constructed using materials to match the existing dwelling, as shown on the submitted drawings.

The original dwelling has an approximate GIA of **84m^2**, comprising approximately 42m^2 at ground floor and 42m^2 at first floor. The proposed extension therefore represents an increase of approximately **4.3%** in floorspace.

The proposal has been designed as a small and subordinate addition to the existing dwelling. The original house will remain the dominant element in terms of scale and appearance, and the extension will not result in a significant change to the established character of the property.

The proposal has been considered in accordance with the Green Belt provisions of the National Planning Policy Framework and **Kirklees Local Plan Policy LP57**. Given the limited scale of the extension, its relationship with the existing dwelling and its matching materials, it is considered that the proposal would not represent a disproportionate addition to the original building or have a material impact on the openness of the Green Belt.

The proposal is therefore considered to be an appropriate and proportionate extension to the existing dwelling and is respectfully submitted for approval.