



PLANNING STATEMENT

Project number

HD-0421

Client

Mr Limbert

Project Title

First Floor Extensions

Project Address

29 The Ghyll, Fixby, HD2 2FE

Re: First Floor Extensions above existing single storey extensions & first floor balcony

1) INTRODUCTION

This Planning Statement supports a householder planning application for revised first-floor extensions at 29 The Ghyll. Planning permission was recently granted under reference 2026/62/90363/W for first-floor front and rear extensions.

This updated application seeks a minor design modification to align the main eaves line of the new first-floor extension uniformly with the existing dwelling's main eaves line. This modification replaces the lowered/asymmetric eaves previously approved, creating a cleaner architectural profile while continuing to comply with the Kirklees Local Plan, the House Extensions and Alterations SPD (2021), and the National Planning Policy Framework (NPPF).



Photo 1 – Front Elevation (as Existing)

2) PLANNING HISTORY AND ESTABLISHED PRECEDENT

- **Application 2026/62/90363/W (Approved April 2026):** Granted permission for first-floor extensions, establishing the principle, footprint, scale, massing, and materials as acceptable.
- **Application 2024/62/92845/W (35 The Ghyll - Approved Nov 2024):** Granted permission for a substantial first-floor side and two-storey rear extension. This establishes clear visual precedent along The Ghyll for continuous, matching eaves lines on first-floor extensions without compromising streetscape character.

The Council's Delegated Report for 2026/62/90363/W explicitly noted:

"The surrounding area is characterised by a varied and mixed style of properties, with differing architectural forms, scales and alterations evident along the street... There are a number of developments in the area that have substantially increased the scale of the original dwellings."

3) PROPOSED REVISIONS & DESIGN RATIONALE

3.1 Alignment of Eaves Height

The primary revision involves bringing the eaves line of the first-floor extension up to match the existing main roofline of the host dwelling.

- **Architectural Coherence:** Matching the eaves line avoids awkward, multi-tiered roof pitches and delivers a unified, well-proportioned elevation that integrates seamlessly with the existing stone building.
- **Precedent Alignment:** Surrounding properties along The Ghyll, including the recently approved extensions at No. 35 (2024/62/92845/W), feature continuous eaves and full two-storey profiles that harmonise with the streetscape.
- **Visual Subservience:** Subservience is maintained through ridge-height offsets, stone detailing, and set-backs, ensuring the addition does not dominate the host property.

3.2 Residential Amenity Impact

The Officer Report for the approved scheme (2026/62/90363/W) confirmed that the site relationship with surrounding properties easily accommodates a first-floor extension:

- **27 The Ghyll:** The neighbouring property sits further back in its plot. The slight raise in eaves height introduces negligible bulk when viewed from No. 27, causing no unacceptable loss of light, overshadowing, or overbearing impact.
- **31 The Ghyll:** Situated at a higher ground level than the application site. Raising the eaves line does not impact daylight or create privacy issues, as windows remain oriented towards the applicant's rear garden.
- **48, 50 The Fairway & 38 The Ghyll:** Separation distances remain extensive (over 45m to the rear and 22m to the front), far exceeding SPD requirements.

3.3 Materials & Conditions

External materials will fully adhere to Condition 3 of 2026/62/90363/W:

- Front and side extensions will be constructed in natural stone and concrete roof tiles matching the existing dwelling.
- Render will be strictly confined to the rear first-floor elevation to ensure no incongruous materials are visible from the public street scene.

4) OTHER MATTERS

- **Trees (TPO 08/77/w1):** All proposed works remain strictly within the established ground-floor footprint. No excavation or ground disturbance will occur within Root Protection Areas.
- **Ecology:** The building condition remains well-sealed with no bat roost potential noted in the previous officer assessment. Standard advisory notes apply.
- **Parking & Highways:** Parking provisions on the front driveway remain unaffected, satisfying Policy LP22.

5) CONCLUSION

The proposed revisions represent a logical, high-quality refinement of the approved scheme 2026/62/90363/W. Aligning the eaves line creates a cleaner architectural appearance that reflects approved precedents in the immediate context (such as 35 The Ghyll) while maintaining full respect for neighbour amenity.

The application fully complies with Policies LP1, LP2, LP22, and LP24 of the Kirklees Local Plan and the House Extensions SPD. Planning permission should therefore be granted.