

ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

PLANNING SUPPORTING DOCUMENT.

14A, BEECHFIELD ROAD, HUDDERSFIELD, HD2 2XQ, UNITED KINGDOM.

1. INTRODUCTION.

This Planning Supporting Statement and Heritage Statement has been prepared by Orange Design Studio Ltd in support of a householder planning application for the erection of a detached double garage, incorporating a covered external storage area, together with associated internal and external alterations at 14A, Beechfield Road, Huddersfield, HD2 2XQ.

The application site comprises an existing detached, stone-built residential property with areas of render to its external elevations, together with its associated garden and driveway. The property is located within the Birkby Conservation Area and is therefore subject to particular planning considerations relating to the preservation and enhancement of the area's special architectural and historic interest.

The proposed development seeks to provide secure, functional and practical ancillary space to serve the existing dwelling. In particular, the proposed double garage will provide secure off-street parking, while the adjoining covered area will accommodate external storage in a designated and organised location. The development has been designed to complement the existing property and its residential setting, with careful consideration given to its scale, form, external materials, relationship with the surrounding environment and proximity to existing trees.

A key consideration in developing the proposals has been the retention and protection of the site's established trees. An Arboricultural Impact Assessment, prepared by Woodsage Consulting Ltd and dated 16 October 2026, accompanies the application. This assessment identifies the arboricultural constraints affecting the site and sets out a series of measures intended to facilitate the proposed development whilst minimising harm to retained trees and their root systems.

The purpose of this statement is to assess the proposed development against the relevant provisions of the Kirklees Local Plan, the National Planning Policy Framework (NPPF) 2026, and the statutory considerations applicable to development within conservation areas.

The statement concludes that the proposal represents an appropriate and proportionate improvement to an established residential property. Subject to the implementation of the identified arboricultural mitigation measures and appropriate control over the final external materials, the development can be accommodated without unacceptable harm to the character and appearance of the host property, the wider conservation area or the surrounding residential environment.

2. THE APPLICATION SITE AND SURROUNDING AREA.

2.1 Site Description.

The application site is located at 14A Beechfield Road, Huddersfield, within the established residential suburb of Birkby.

The site comprises a detached, two-storey stone-built dwelling and its associated garden and driveway, extending to approximately 0.14 hectares according to the accompanying Arboricultural Impact Assessment. The property incorporates instances of rendered external finishes alongside its principal stone construction.

The surrounding area is predominantly residential, with neighbouring properties, gardens, established vegetation and associated domestic buildings contributing to the character of the locality.

The site is characterised by its existing residential use and established domestic curtilage. The proposed development would remain wholly ancillary to the existing dwelling and would not introduce an independent residential unit or a materially different land use.

The site's existing trees and established vegetation form an important component of its character. These features have been considered as part of the design process, with the proposed garage arranged to accommodate the identified constraints as far as practicable.

2.2 Planning Designations and Constraints.

The following planning considerations are relevant to the application:

- Birkby Conservation Area: The property lies within a designated conservation area, requiring careful consideration of the effect of the development on its character and appearance.
- Tree Preservation Orders: The accompanying arboricultural report identifies trees on the site subject to Tree Preservation Orders, including reference to TPO ID 14/80.
- Residential amenity: The proposal must respect neighbouring properties in terms of its scale, siting, appearance and relationship with surrounding gardens.
- Highways and parking: The proposed double garage must be considered in the context of existing site access, off-street parking and highway safety.
- Arboricultural constraints: The siting and construction methodology must account for the root protection areas and canopies of retained trees.

The site is not understood to contain a statutorily listed building, and the available planning information indicates that permitted development rights have not been removed. Nevertheless, the conservation area designation and the presence of protected trees are material considerations in determining the application.

The existence of permitted development rights does not remove the requirement to obtain planning permission where a proposal falls outside the relevant permitted development provisions. Given the conservation area location and the nature of the proposed works, the application appropriately seeks a formal assessment of the development.

3. PROPOSED DEVELOPMENT.

3.1 Description of the Proposal.

The application seeks permission for the erection of a detached double garage incorporating a covered external storage area, together with associated internal and external alterations.

The proposed garage will provide secure accommodation for the parking of vehicles associated with the main dwelling. The covered external storage area will provide additional practical space for the storage of domestic equipment, gardening materials and other items ordinarily associated with the occupation and maintenance of a residential property.

The proposed development is intended to improve the functionality of the existing property without creating an independent dwelling or introducing a separate commercial or other non-residential use.

The principal elements of the proposal are as follows:

- Construction of a detached double garage within the existing residential curtilage.
- Provision of an adjoining covered area for external storage.
- A pitched roof incorporating a gable end.
- Natural-toned external cladding, selected to provide a restrained and complementary appearance within the conservation area.
- Associated internal and external alterations as shown on the submitted application drawings.
- Retention of existing trees, supported by a site-specific arboricultural protection and construction strategy.

3.2 Need for the Development.

The proposed development responds to the practical requirements of the existing household by providing secure parking and additional covered storage within the established residential curtilage.

The provision of a double garage will offer protection for vehicles and provide a secure location for their storage when not in use. It will also help to organise parking and storage activities within the site, reducing reliance on informal external storage arrangements.

The covered storage area will provide a useful transition between enclosed garage accommodation and the open garden, allowing items associated with the maintenance and use of the property to be stored under cover.

The proposal therefore represents a functional improvement to the existing dwelling rather than an intensification or fundamental alteration of its residential use.

The development makes use of land already associated with the dwelling and is designed to remain subordinate in function to the principal residential building.

4. DESIGN AND VISUAL IMPACT.

4.1 Design Approach.

The proposed garage has been designed with the objective of achieving a functional, visually coherent and appropriately scaled addition to the residential property.

As the application site lies within the Birkby Conservation Area, the design approach has sought to balance the practical requirements of a double garage and covered storage area with the need to respect the established architectural character of the host property and its surroundings.

The proposed pitched roof and gable end provide a recognisable domestic building form, consistent with the established use of pitched roofs in residential development. The roof form helps to give the building a clear architectural identity and avoids the appearance of a purely utilitarian, flat-roofed enclosure.

The detached arrangement also allows the garage to be read as a separate ancillary structure rather than an extension that competes directly with the principal dwelling.

The proposed building is intended to complement the host property without attempting to reproduce its traditional stone construction artificially. Instead, the use of natural-toned cladding offers a restrained and contemporary interpretation of the surrounding material palette.

4.2 External Materials: Natural-Toned Cladding.

The proposed natural-toned cladding has been selected to provide a visually subdued external finish that sits comfortably within the established residential setting.

Although the principal dwelling is stone-built, the use of cladding on a detached ancillary building does not inherently conflict with the character of the conservation area. The relevant consideration is whether the material, colour, texture and overall composition respond appropriately to the site's context and preserve the area's significance.

The proposed natural tones are intended to achieve the following design objectives:

A restrained relationship with the host property. Natural and muted tones can complement the existing stonework and rendered elements without introducing a competing colour or an overly prominent visual feature.

A complementary rather than imitative architectural approach. The use of cladding allows the garage to be identified as a contemporary ancillary building while maintaining a respectful relationship with the traditional materials of the principal dwelling. This avoids an unsuccessful imitation of historic masonry and allows the new structure to be architecturally coherent in its own right.

A visually recessive appearance. A carefully selected, muted finish can help the garage sit within its garden setting, particularly when viewed alongside established trees and vegetation. The precise colour and surface finish should be selected to avoid excessive contrast, glare or an industrial appearance.

Material distinction appropriate to an ancillary structure. The proposed garage serves a different functional purpose from the main dwelling. A complementary material palette allows that distinction to be expressed without undermining the overall unity of the property.

A durable and maintainable external envelope. Subject to the final product specification, suitable external cladding can offer a practical, weather-resistant finish appropriate for a garage and covered storage building.

The justification for the cladding therefore rests on its proposed natural colour palette, visual restraint and relationship with the surrounding built and landscaped environment, rather than on an assumption that contemporary materials are automatically acceptable within a conservation area.

4.3 Scale, Form and Massing.

The proposed garage has been designed to provide the space required for two vehicles and associated domestic storage, while adopting a pitched roof and gable-ended form that responds to the domestic character of the site.

Its scale must be considered in relation to the existing dwelling, the available garden space, surrounding vegetation and the pattern of development within the locality. The building should remain clearly ancillary to the main house in its function and overall architectural expression.

The detached arrangement and pitched roof are intended to provide a coherent built form without introducing an unnecessarily dominant or visually incongruous structure.

The covered external storage area is also functionally linked to the garage and does not represent a separate principal building or independent use.

4.4 Landscaping and Relationship with the Site.

The proposed development has been considered in the context of the site's established vegetation and the contribution that trees make to the residential setting.

Rather than treating the existing trees as incidental constraints, the design process has incorporated arboricultural advice to establish how the development can be delivered while retaining the site's important tree cover.

The retention of existing trees will help maintain the landscaped character of the property and reduce the visual prominence of the proposed building.

No removal of existing trees is proposed to facilitate the development, according to the accompanying Arboricultural Impact Assessment. The recommended construction and protection measures will be important in ensuring that this objective is achieved in practice.

5. HERITAGE STATEMENT.

5.1 Introduction and Purpose.

This section assesses the potential effect of the proposed development on the character and appearance of the Birkby Conservation Area.

The assessment has been prepared with regard to the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP35 of the Kirklees Local Plan and the historic environment policies contained within the NPPF 2026.

The assessment is proportionate to the scale and nature of the proposal. It considers the existing site, the broad character of the surrounding residential area, the proposed building's design and materials, and the potential effect on the significance of the conservation area.

5.2 Heritage Designation and Available Evidence.

The application site lies within the Birkby Conservation Area, a designated heritage asset.

The conservation area designation recognises that the area's collective architectural and historic interest warrants consideration in planning decisions. Its significance may derive from a combination of building forms, architectural detailing, historic development patterns, traditional materials, spatial relationships, streetscape characteristics and the contribution made by established landscape features.

No conservation area appraisal or management document for Birkby has been identified in the information available for preparing this statement. This limits the ability to refer to a formally adopted description of the area's special interest or to identify specific features expressly recognised by the Council.

The absence of an available appraisal does not remove the need to assess the significance of the conservation area. Instead, the assessment has been informed by the known designation, the existing site description, the character of the host property and the surrounding residential context.

The wider conservation area should not be assumed to have a uniform character. Its significance must be understood through the particular buildings, spaces, materials and relationships present in the vicinity of the application site.

Accordingly, this statement identifies the likely heritage considerations arising from the available evidence. It does not claim that a comprehensive archival assessment of the entire conservation area has been undertaken.

5.3 Significance of the Conservation Area.

The conservation area's significance is understood to derive from the collective contribution of its historic built environment and the relationships between buildings, streets, gardens, boundaries and other features that establish its distinctive local character.

Within the immediate context of the application site, the following characteristics are relevant:

- The presence of established residential properties, including traditional stone-built buildings.
- The use of traditional external materials, including stonework, alongside rendered finishes.
- The domestic scale and form of the surrounding built environment.
- The relationship between residential buildings, their gardens and associated ancillary structures.
- The contribution of established trees and vegetation to the visual quality and setting of the residential environment.

The existing dwelling's stone construction forms part of the physical context against which the proposed garage must be assessed. Its instances of render also demonstrate that the property's external appearance is not defined exclusively by exposed stonework.

The site's established vegetation is another important consideration. Trees and garden planting can soften the relationship between buildings, provide visual enclosure and contribute to the character of a conservation area.

It is not suggested that every element within the conservation area necessarily makes a positive contribution to its significance. Rather, the assessment considers how the proposed development would affect the character and appearance of the area in the context of the features identified above.

The significance of the conservation area is therefore understood primarily through its collective architectural, spatial and landscaped character, with particular attention to the site's relationship with the existing dwelling and surrounding residential environment.

5.4 Contribution of the Application Site.

The application site forms part of an established residential property within the conservation area.

The detached stone-built dwelling contributes to the site's existing architectural character. Its garden, driveway and established vegetation provide the immediate setting in which the proposed garage would be experienced.

The proposed garage would introduce a new built element into the residential curtilage. Its acceptability therefore depends on the extent to which its siting, scale, materials and roof form preserve the qualities of the site and its contribution to the conservation area.

The garage is intended to serve the existing dwelling and would not involve the loss of the principal house. The proposal does not seek to replace the traditional residential building or fundamentally alter the established use of the site.

The absence of demolition to the principal dwelling is a relevant consideration. Nevertheless, the effect of the proposed new structure must be assessed in its own right, particularly in relation to its visibility, its material contrast with the existing house and its effect on the site's landscaped character.

5.5 Assessment of Heritage Impact.

The potential heritage impact of the proposal has been considered under the following headings.

Effect on the existing dwelling.

The proposed garage would be detached from the principal house and would not involve the removal of its principal architectural features or alteration of its fundamental built form.

The design seeks to complement the existing dwelling through its domestic roof form, restrained material palette and ancillary function.

The use of natural-toned cladding would distinguish the garage from the stone-built house while avoiding an unnecessarily strong visual contrast. This approach is considered capable of producing a coherent relationship between the existing and proposed buildings, subject to the final specification and the detailed design shown on the submitted drawings.

Effect on the conservation area's character and appearance.

The introduction of a new ancillary building represents a change to the existing residential curtilage. However, such change is not necessarily harmful to the significance of a conservation area.

The relevant consideration is whether the development would preserve the qualities that contribute positively to the area's character and appearance.

The proposed pitched roof and gable end provide a domestic form appropriate to the residential context. The natural-toned cladding is intended to create a restrained visual appearance, while the retention of established trees will help maintain the landscaped character of the site.

The proposal is not intended to introduce a visually dominant or architecturally competing building. Its purpose, form and material treatment have instead been developed to provide a practical ancillary structure that remains compatible with the existing residential environment.

Subject to the detailed plans demonstrating an appropriate scale, siting and relationship with the host property, the development is considered capable of preserving the character and appearance of the conservation area.

Effect on the setting and visual relationships.

The setting of a heritage asset can contribute to its significance through visual, spatial and historical relationships.

In this instance, the relationship between the host dwelling, the garden and established vegetation is particularly relevant. The proposed garage would become an additional element within that setting, and its impact will depend in part on how prominently it is experienced from surrounding properties and public viewpoints.

The retention of trees and the selection of a restrained material palette are intended to reduce the visual prominence of the building and maintain the existing landscaped context.

The development would remain associated with the existing dwelling and would not create an independent residential use that would fundamentally alter the character of the site.

On the information available, the proposal is considered capable of being accommodated without unacceptable harm to the contribution that the site's setting makes to the conservation area's significance.

Effect on historic fabric and archaeological interest.

The proposal does not involve the demolition of the principal dwelling or the alteration of a listed building.

No evidence has been provided to indicate that the proposed garage would affect a known archaeological asset. However, this statement does not constitute a detailed archaeological assessment, and the presence or absence of archaeological interest should be determined by reference to the relevant historic environment records where necessary.

5.6 Heritage Conclusion.

The proposed development has been assessed against the significance of the Birkby Conservation Area, with particular regard to the character of the host dwelling, the surrounding residential environment, the proposed design and the retention of established trees.

The proposal would introduce a new ancillary building into an existing residential curtilage. Its acceptability therefore depends on the detailed relationship between the garage and the historic environment rather than simply on its domestic purpose.

The pitched roof, gable-ended form and natural-toned cladding provide a design approach intended to complement the existing dwelling without competing with its traditional stone construction. The retention of existing trees will also help preserve the established landscaped character of the site.

On the basis of the available information, the proposed development is considered capable of preserving the character and appearance of the conservation area, provided that the submitted plans demonstrate an appropriate scale and siting and that the external materials are controlled where necessary.

This conclusion is consistent with the objective of conserving the significance of designated heritage assets. It does not rely on the absence of a conservation area appraisal as evidence that the area has limited significance.

6. ARBORICULTURAL IMPACT.

An Arboricultural Impact Assessment has been prepared by Woodsage Consulting Ltd (Report Ref. WC-545.1a, dated 16 October 2026) and will be submitted in support of this planning application.

The assessment identifies seven individual trees and two tree groups within the site, including trees of high and moderate quality. It confirms that no tree removals are required to facilitate the proposed development. However, some encroachment into the root protection areas of several existing trees has been identified, alongside potential canopy conflicts with the proposed garage.

To minimise these impacts, the report recommends appropriate specialist foundation solutions within affected root protection areas, together with permeable, no-dig construction methods for any hardstanding where required. It also identifies the need for suitable temporary tree protection measures throughout the construction period, in accordance with the report's recommendations and Arboricultural Method Statement. Where necessary, any proposed tree pruning would also be subject to the relevant statutory permissions.

The assessment concludes that the proposed development can be accommodated with minimal arboricultural impact, provided that the recommended mitigation measures and tree protection procedures are implemented. The submitted report therefore demonstrates that the site's existing trees have been appropriately considered as part of the design process and that their retention and protection can be achieved alongside the proposed development.

7. PLANNING POLICY ASSESSMENT.

The application must be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The adopted Kirklees Local Plan is therefore the principal local policy framework, with the NPPF 2026 providing an important national material consideration.

The following policies are particularly relevant to the proposal.

7.1 Policy LP1: Presumption in Favour of Sustainable Development.

Policy LP1 establishes the presumption in favour of sustainable development within the Kirklees Local Plan.

The proposed development constitutes a modest addition to an established residential property. It would provide ancillary parking and storage facilities within the existing residential curtilage and would not introduce a new dwelling or a materially different land use.

The development makes practical use of land already associated with the existing house, providing additional functionality without requiring the establishment of a separate residential site.

The proposal also seeks to balance the requirements of the household with the need to protect the historic environment and existing trees. Its design and construction strategy have been informed by the site's conservation area designation and arboricultural constraints.

The proposal should therefore be assessed against the development plan as a whole, with appropriate weight given to the conservation area and tree protection considerations.

The development is considered consistent with the principle of sustainable development promoted by Policy LP1.

7.2 Policy LP2: Place Shaping.

Policy LP2 concerns place shaping and the creation of places that respond positively to their context.

The proposed garage has been designed to respond to the established residential character of the site rather than introduce an unrelated or incongruous building form.

The pitched roof and gable end provide a domestic architectural expression, while the proposed natural-toned cladding is intended to establish a complementary relationship with the existing stone-built dwelling and rendered elements.

The proposal also takes account of the site's existing trees and the contribution they make to its character. The retention of those trees will help maintain the landscaped quality of the site and reduce the visual prominence of the new building.

The detached garage and covered storage area would remain ancillary to the principal dwelling and would not establish a new independent use.

The development is therefore considered capable of responding positively to the existing built and landscaped context, consistent with the objectives of Policy LP2.

7.3 Policy LP21: Highways and Access.

Policy LP21 addresses highway safety and access.

The proposed development will provide secure parking within the existing residential curtilage. It is not intended to create a new dwelling, introduce a separate commercial use or generate a new independent pattern of vehicular movements.

The garage will serve the existing household, with access remaining associated with the established residential property.

The provision of secure off-street parking is a practical benefit of the proposal, although the application should not be taken to demonstrate a highway safety improvement unless supported by the existing and proposed access arrangements.

The development must ensure that the existing access remains safe and functional and that the garage doors, parking arrangements and manoeuvring space are appropriate for the vehicles expected to use it.

The proposal is considered capable of complying with Policy LP21.

7.4 Policy LP22: Parking.

Policy LP22 concerns parking provision and the appropriate accommodation of vehicles associated with development.

The proposed double garage will provide secure off-street parking for the existing dwelling. It will also help accommodate the household's parking requirements within its own curtilage.

The garage is ancillary to the existing residential use and does not form part of a proposal to create additional residential units. Consequently, the development does not create the same parking demand as a new dwelling.

The provision of a covered storage area also helps separate domestic storage from vehicle parking, allowing the garage to operate as a functional and organised ancillary building.

The proposal is therefore consistent in principle with the objectives of Policy LP22.

7.5 Policy LP24: Design.

Policy LP24 promotes good design and requires development to respond appropriately to its context, character and function.

The proposed garage has been designed to provide a practical ancillary building that relates positively to the existing dwelling and surrounding residential environment.

The pitched roof and gable end establish a familiar domestic form. The proposed natural-toned cladding offers a restrained material palette that can complement the existing stonework and rendered elements without attempting to replicate the historic fabric of the principal dwelling.

The design also recognises the importance of the existing landscaped setting. The retention of trees and the adoption of appropriate construction measures will help maintain the character of the site.

The detached arrangement allows the garage to serve its functional purpose while remaining distinct from the principal dwelling. The covered external storage area is integrated into the overall concept rather than treated as an unrelated additional structure.

The development is considered capable of achieving a good standard of design consistent with Policy LP24.

7.6 Policy LP35: Historic Environment.

Policy LP35 is a key consideration because the application site lies within the Birkby Conservation Area.

The policy seeks to conserve the significance of designated and non-designated heritage assets and ensure that development within conservation areas conserves the elements that contribute to their significance.

The proposed development has been considered against the character of the existing dwelling, the surrounding residential environment and the contribution made by established vegetation.

The use of a pitched roof and gable end provides a domestic building form, while the proposed natural-toned cladding is intended to establish a visually restrained relationship with the traditional materials of the host property.

The development would not involve the demolition of the principal dwelling. It would instead introduce an ancillary structure within the existing residential curtilage.

The arboricultural assessment also identifies that the development can be accommodated without the removal of existing trees. The specified protection measures will help retain the landscaped features that contribute to the site's character.

Accordingly, the proposal is considered capable of complying with Policy LP35.

7.7 Policy LP33: Trees.

The accompanying Arboricultural Impact Assessment confirms that no tree removal is required, but identifies the need for pile foundations, no-dig permeable hardstanding, limited facilitation pruning and temporary tree protection.

The report provides a site-specific methodology intended to avoid unnecessary disturbance to retained trees and concludes that the development is achievable with minimal arboricultural impact, subject to the recommendations being implemented.

The proposal is therefore considered capable of complying with Policy LP33.

8. NATIONAL PLANNING POLICY FRAMEWORK 2026.

The NPPF 2026 provides the national policy framework for determining the application and must be considered alongside the adopted Kirklees Local Plan.

The revised Framework published in 2026 includes national decision-making policies relating to sustainable development, design, transport and the historic environment.

8.1 Sustainable Development.

The NPPF establishes sustainable development as a central objective of the planning system, encompassing economic, social and environmental considerations.

The proposal provides a practical improvement to an established dwelling through the provision of secure parking and covered storage. It makes use of the existing residential curtilage and does not introduce a new dwelling or unrelated land use.

The design has also been developed with regard to the site's historic environment and existing trees. The accompanying arboricultural assessment identifies specific measures to minimise the potential environmental effects of construction.

The proposal therefore seeks to balance the functional requirements of the household with the conservation of the existing built and natural environment.

8.2 Design and the Built Environment.

The NPPF's design policies seek to secure high-quality development that responds positively to its context and contributes to the creation of attractive places.

The proposed garage has been designed with a pitched roof, gable end and natural-toned cladding intended to complement the existing dwelling and the wider residential setting.

The proposal does not seek to imitate the principal dwelling in every detail. Instead, it adopts a restrained architectural approach intended to distinguish the ancillary structure while maintaining a coherent relationship with its surroundings.

The retention of existing trees is also important to the visual quality of the completed development.

Subject to the detailed drawings and material specification being satisfactory, the proposal is considered capable of achieving an appropriate standard of design.

8.3 Historic Environment and Conservation Areas.

Chapter 20 of the NPPF 2026 addresses the conservation and enhancement of the historic environment. Policies HE4, HE5 and HE9 are particularly relevant to this application.

Policy HE4 seeks to secure the conservation of heritage assets and avoid or minimise harm to their significance.

Policy HE5 requires an assessment of the significance of affected heritage assets and the potential effect of development on that significance. The assessment should be proportionate to the importance of the asset and the likely effects of the proposal.

Policy HE9 specifically addresses conservation areas and requires development to retain and conserve features that make a positive contribution to their character or appearance, where possible, and to consider the area's special architectural or historic interest in the design of new development.

This statement has considered the significance of the Birkby Conservation Area by reference to the available site information, the existing dwelling, the surrounding residential context and the contribution of established trees.

The proposed garage would introduce a new ancillary structure, but its pitched roof, gable end, natural-toned cladding and relationship with the existing property are intended to ensure that it remains compatible with its context.

The proposal does not involve the loss of the principal dwelling, and the accompanying arboricultural assessment confirms that existing trees can be retained.

On the available evidence, the proposal is considered capable of preserving the character and appearance of the conservation area, subject to the detailed design and material specification being satisfactory.

8.4 Transport and Parking.

The NPPF's transport policies seek to ensure that transport considerations are integrated into development and that proposals provide appropriate access and parking arrangements.

The proposed garage will provide secure off-street parking for the existing household. It does not create a new dwelling or introduce a separate use likely to generate a materially different pattern of vehicular movements.

The development is considered consistent with the relevant national transport and parking objectives.

8.5 Natural Environment and Trees.

The NPPF's policies concerning the natural environment support the protection and enhancement of the natural environment, including the appropriate consideration of trees and other environmental features.

The accompanying Arboricultural Impact Assessment provides a site-specific assessment of the affected trees and sets out measures to minimise construction impacts.

The proposed retention of all existing trees, combined with appropriate foundations, no-dig hardstanding and temporary protection measures, provides a clear strategy for managing the arboricultural constraints.

The development is therefore considered capable of meeting the relevant environmental objectives.

9. RESIDENTIAL AMENITY.

The proposed garage and covered storage area must be considered in relation to the amenities of the occupiers of neighbouring properties.

The development is ancillary to the existing dwelling and would not introduce a separate residential unit, a commercial use or an activity fundamentally different from that ordinarily associated with a residential property.

The proposed garage would provide enclosed vehicle parking and domestic storage. Its use would therefore be consistent in principle with the established residential character of the site.

The principal considerations are the building's siting, height, overall massing and proximity to neighbouring boundaries and windows. These matters should be assessed against the submitted plans and the physical relationship between the proposed structure and surrounding properties.

The pitched roof and proposed natural-toned cladding are intended to create a visually restrained building that relates appropriately to its setting.

No unacceptable loss of privacy or outlook is anticipated from the proposed use of a conventional ancillary garage and covered storage area, although the detailed relationship with neighbouring properties must be confirmed from the site layout and elevations.

Subject to the detailed siting and dimensions being acceptable, the proposal is considered capable of being accommodated without unacceptable harm to neighbouring residential amenity.

10. PLANNING HISTORY.

The applicant has identified six planning applications associated with the property through the Kirklees Council planning portal.

REF: 2003/91036.

Erection of two storey extension, single storey extension, first floor extension and conservatory (within a conservation area).

Decision: Application Approved.

REF: 2004/91367.

Erection of two storey extension and single storey extension with basement to form garden room/store (within a conservation area).

Decision: Application approved.

REF: 2014/90059.

Works to TPO(s) 14/80 within a Conservation Area.

Decision: Application Approved.

REF: 2014/91288.

Erection of single storey front extension (within a Conservation Area).

Decision: Application approved.

REF: 2018/93833.

Erection of lower ground single storey extension with roof terrace above (within a Conservation Area).

Decision: Application approved.

REF: 2026/91354.

Works to Tree(s) within a Conservation Area.

Decision: Application approved.

The previous planning applications provides a relevant material consideration in assessing the current proposal. It demonstrates that development associated with the established residential use of the site has previously been considered acceptable by the Local Planning Authority within the Conservation Area.

The current application should therefore be assessed on its individual merits, having regard to its design, scale, siting, effect on the character and appearance of the Conservation Area, residential amenity and impact on existing trees. As set out within this statement, the proposed detached garage has been designed to provide a practical ancillary facility while respecting the character of the host property and its surroundings. The proposal is considered to represent an appropriate form of development within the established residential curtilage.

11. OVERALL PLANNING BALANCE,

The proposed development must be assessed as a whole, having regard to its benefits, its potential effects and the requirements of the development plan and national planning policy.

The principal benefits of the proposal are as follows:

- Provision of secure off-street parking for the existing dwelling.
- Additional covered storage space to improve the functionality and organisation of the residential curtilage.
- Continued use of land already associated with the existing residential property.
- A design approach intended to complement the host dwelling and surrounding residential environment.
- Retention of existing trees, supported by a site-specific arboricultural assessment and mitigation strategy.

The principal considerations requiring careful control are the development's effect on the Birkby Conservation Area and the potential impact on protected trees.

The heritage assessment concludes that the proposed design is capable of preserving the character and appearance of the conservation area, subject to the detailed scale, siting and external materials being acceptable.

The Arboricultural Impact Assessment confirms that no tree removal is required and identifies a construction methodology intended to minimise damage to retained trees. Its conclusions are conditional upon the implementation of the recommended foundation design, no-dig hardstanding, facilitation pruning where authorised and temporary tree protection measures.

These measures provide a proportionate means of managing the principal constraints identified at the site.

The proposal is therefore considered capable of achieving an appropriate balance between the functional requirements of the household and the need to conserve the historic and natural environment.

12. CONCLUSION.

This Planning Supporting Statement and Heritage Statement has assessed the proposed erection of a detached double garage with a covered external storage area, together with associated internal and external alterations, at 14A Beechfield Road, Huddersfield, HD2 2XQ.

The proposal would provide secure parking and additional functional storage within the existing residential curtilage. It would remain ancillary to the main dwelling and would not introduce a separate residential unit or a materially different land use.

The proposed pitched roof, gable end and natural-toned cladding are intended to provide a restrained and complementary design response to the existing stone-built dwelling and its residential surroundings.

The heritage assessment has considered the significance of the Birkby Conservation Area and the potential effect of the proposed development on its character and appearance. On the basis of the available information, the development is considered capable of preserving the conservation area's character and appearance, subject to the detailed design and material specification being satisfactory.

The accompanying Arboricultural Impact Assessment provides further support for the proposal. It confirms that no existing trees need to be removed and identifies a site-specific strategy for minimising the effects of construction on retained trees. The implementation of the specified foundations, no-dig hardstanding, authorised tree works and temporary protection measures will be essential to achieving that outcome.

The proposal has also been assessed against the relevant provisions of the Kirklees Local Plan, including Policies LP1, LP2, LP21, LP22, LP24, LP33 and LP35, together with the relevant policies of the NPPF 2026.

Taken together, the proposed development is considered capable of delivering a practical and proportionate improvement to the existing dwelling without unacceptable harm to the surrounding residential environment, the conservation area's character and appearance or the site's established trees.

Accordingly, planning permission is respectfully sought.