

ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

PLANNING SUPPORTING DOCUMENT.

30, INGLEWOOD AVENUE, HUDDERSFIELD, HD2 2DS, UNITED KINGDOM.

1. INTRODUCTION.

This Planning Supporting Statement has been prepared in support of a householder planning application for the erection of a single-storey rear extension, following the demolition of an existing rear conservatory, together with associated internal and external alterations, at 30 Inglewood Avenue, Huddersfield, HD2 2DS.

The proposed development seeks to improve the functionality and appearance of the existing dwelling through the replacement of an outdated and poorly integrated rear conservatory with a carefully considered, permanent extension. The proposals also incorporate rooflights, solar panels and an external kitchen area with a contemporary cantilevered flat roof, providing a cohesive arrangement of internal and external living spaces.

The application has been prepared with particular regard to the site's location within the Edgerton Conservation Area. Accordingly, the design has been approached with consideration for the architectural character of the host dwelling, the established residential character of Inglewood Avenue and the wider historic environment.

The principal objective is to provide a high-quality and sympathetic addition that responds appropriately to the existing stone-built property, improves the relationship between the house and its garden, and preserves the significance and character of the surrounding conservation area.

This statement assesses the proposals against the relevant policies of the adopted Kirklees Local Plan, the National Planning Policy Framework (NPPF, September 2026), the Edgerton Conservation Area Appraisal and other relevant planning considerations.

SITE DESCRIPTION AND SURROUNDING CONTEXT

2.1 Existing Site.

The application site comprises a detached, stone-built residential property situated at 30 Inglewood Avenue, Huddersfield. The property benefits from a substantial private garden, brown-framed windows, a double garage and an existing conservatory to the rear.

The dwelling occupies an established residential plot within a predominantly residential setting. The generous garden provides an appropriate setting for the property and offers scope for a sensitively designed rear extension without fundamentally altering the established relationship between the dwelling and its surroundings.

The existing conservatory forms part of the property's rear elevation. However, it is understood to be outdated, poorly constructed and unsympathetic to the architectural character of the principal dwelling. Its replacement therefore provides an opportunity to improve the quality of the rear elevation through a more considered architectural intervention.

The proposed development is confined to the residential curtilage and retains the established residential use of the property.

2.2 Planning History.

A review of the available Kirklees Council planning records identifies the following application associated with the property:

- Reference: 2012/TWACA/92897/W
- Proposal: Approval for works to trees subject to Tree Preservation Orders within a conservation area.

This historical application is relevant to the site's tree protection context. It does not, in itself, establish a precedent for the acceptability of the proposed extension, which must be assessed on its individual planning merits.

The available planning portal information indicates that the property has not had its permitted development rights removed. Nevertheless, the applicant recognises that the site's conservation area

designation and the specific nature of the proposed development require appropriate consideration of the relevant planning controls.

2.3 Planning Designations and Constraints.

Under the adopted Kirklees Local Plan, the application site lies within the built-up area and is not located within the Green Belt.

The property is situated within the Edgerton Conservation Area, which is a designated heritage asset. The proposals have therefore been assessed with particular regard to their potential effects on the character and appearance of the conservation area and the contribution made by the existing dwelling to its immediate setting.

The application site is also understood to be adjacent to an area covered by a TPO Area. The proposed works are positioned away from the protected area and the proposed works do not affect this area.

The proposal does not involve development within designated Green Belt land, and Green Belt policy is therefore not a determining consideration in this application.

3. DESCRIPTION OF THE PROPOSED DEVELOPMENT.

3.1 Proposed Rear Extension.

The application seeks permission to demolish the existing rear conservatory and replace it with a single-storey rear extension constructed in natural stone to match the existing dwelling.

The extension will provide improved internal living and family spaces and a more permanent architectural relationship between the house and garden. Its flat roof will establish a simple, contemporary form that remains subordinate to the principal dwelling.

The proposed design deliberately avoids introducing a competing roof form or excessive architectural detailing. Instead, the extension will derive its visual relationship with the original house through its materiality, scale and carefully considered composition.

The replacement of the conservatory will also improve the quality of the rear elevation, replacing an outdated addition with a more coherent and durable architectural solution.

3.2 Rooflights and Solar Panels.

Rooflights are proposed to introduce natural daylight into the extended accommodation and improve the quality of the internal environment.

Solar panels are also proposed as part of the works, supporting on-site renewable electricity generation and contributing towards the environmental performance of the property.

These elements form part of the overall design rather than being unrelated additions. Their integration within the proposed roof arrangement will provide a practical balance between architectural quality, natural lighting and sustainable energy generation.

3.3 Outdoor Kitchen and Cantilevered Canopy.

An outdoor kitchen is proposed adjacent to the internal kitchen, creating a functional relationship between the indoor accommodation and the rear garden.

The outdoor kitchen will incorporate a contemporary cantilevered flat roof, providing shelter and defining the external cooking and entertaining area.

The canopy adopts a restrained architectural language that complements the flat roof of the principal extension. Its contemporary appearance provides a clear distinction between the original dwelling and the new work while maintaining a cohesive overall composition.

The external kitchen will remain ancillary to the residential use of the property and will provide an extension of normal domestic living space rather than a separate or commercial use.

3.4 Overall Design Objectives.

The proposal has been developed around the following principles:

- Replacing an outdated and unsympathetic conservatory with a higher-quality architectural addition.
- Respecting the existing stone-built dwelling through the use of matching natural stone.
- Maintaining the visual dominance of the original house through a subordinate single-storey form.
- Introducing contemporary elements in a restrained and complementary manner.
- Improving the relationship between internal living accommodation and the private garden.
- Incorporating renewable energy technology and natural daylight provision.
- Preserving the character and appearance of the Edgerton Conservation Area.

These principles establish a coherent design rationale for the proposed development and demonstrate that the scheme has been informed by the site's physical and historic context.

4. HERITAGE STATEMENT: EDGERTON CONSERVATION AREA.

4.1 Designation and Heritage Significance.

The application site lies within the Edgerton Conservation Area, designated in 1976 because of its special architectural and historic interest.

The Edgerton Conservation Area Appraisal identifies the area's development as a residential suburb associated with the historic growth of Huddersfield. Its character is derived from the collective contribution of its buildings, streets, gardens, mature landscaping and established residential setting.

The area contains a variety of residential buildings reflecting different periods of development. Stone-built houses, traditional architectural details, generous plots and mature trees contribute to the area's historic character and visual identity. The appraisal also recognises the presence of more modern residential development, demonstrating that the conservation area is not architecturally uniform.

The significance of the conservation area therefore lies not only in individual buildings but also in the relationships between buildings, their plots, the street pattern and the landscaped setting.

The application property is not a listed building. However, its location within the conservation area means that its alteration must be considered in terms of the contribution it makes to the character and appearance of the designated area.

The proposed development has been designed to respect the established material character of the dwelling and maintain the subordinate relationship of the new extension to the original house.

4.2 Character of Inglewood Avenue.

Inglewood Avenue forms part of the residential context of Edgerton. The conservation area appraisal discusses the avenue's modern residential development in its assessment of the area's character and boundaries.

The architectural context is therefore one in which buildings of different ages and styles coexist within an established residential landscape.

In this context, the appropriate response to the proposed development is to ensure that the extension respects the particular character of the host dwelling and contributes positively to its immediate setting.

The existing property is stone-built, and the proposed use of matching stone will maintain continuity with the principal building. The flat roof provides a restrained contemporary addition that complements the house without attempting to reproduce historic architectural forms artificially.

The development will remain within the existing residential plot and will retain the established garden setting. It will not introduce a new building into the streetscape or alter the overall residential character of Inglewood Avenue.

4.3 Assessment of the Existing Conservatory.

The existing conservatory is outdated, poorly constructed and unsympathetic to the principal dwelling.

Its replacement provides an opportunity to improve the architectural quality of the rear elevation and establish a more coherent relationship between the original house and the garden.

The conservatory does not form part of the principal architectural composition of the stone-built dwelling. Its removal will therefore allow the rear elevation to be improved through the introduction of a more permanent and carefully designed addition.

The proposed extension will use matching stonework to establish a visual relationship with the existing house, while its flat roof will provide a restrained contemporary form.

The proposal is not concerned with the loss of an identified historic feature that contributes positively to the conservation area's significance. Rather, it seeks to replace an unsympathetic later addition with a design that responds more appropriately to the host dwelling.

The development consequently provides an opportunity to improve the quality of the existing building while retaining the architectural character that contributes to the wider conservation area.

4.4 Design, Scale and Materials.

The proposed extension has been designed to complement the host dwelling through its single-storey form, matching stonework and restrained architectural treatment.

Natural stone is an important material within the historic built environment of Edgerton. Its use will establish continuity with the existing property and help the extension read as an integrated addition.

The stonework will complement the existing dwelling through its colour, texture and general appearance, creating a consistent material palette across the rear elevation.

The flat roof provides a contemporary design element while maintaining a clear architectural hierarchy between the original house and the extension. Rather than competing with the principal roofline, the low-profile form allows the original dwelling to remain the dominant architectural feature.

The design demonstrates that contemporary residential alterations can be accommodated within a conservation area where they respond to the host building, use appropriate materials and maintain the established character of the surrounding environment.

The proposal therefore adopts a contextual approach to design, drawing upon the existing dwelling's material character while introducing a clearly defined and subordinate contemporary addition.

4.5 Rooflights and Solar Panels.

The proposed rooflights and solar panels support the environmental performance and functionality of the dwelling.

Their incorporation is consistent with the principle that buildings within conservation areas can accommodate appropriate contemporary interventions where these are sensitively designed and do not undermine heritage significance.

The rooflights will improve natural daylight provision within the extension, while the solar panels will support renewable electricity generation.

Their position within the proposed roof arrangement allows these elements to form part of the overall architectural design. The use of a restrained roof form also provides a coherent setting for their integration.

The proposed works will not alter the principal street-facing elevation of the dwelling and are focused on the rear of the property. This helps limit their influence on the established streetscape and the public-facing character of the conservation area.

The inclusion of these features therefore represents a proportionate approach to improving the performance of an existing dwelling while respecting its heritage context.

4.6 Outdoor Kitchen and Cantilevered Roof.

The outdoor kitchen will be positioned adjacent to the internal kitchen, providing a logical relationship between the internal living accommodation and the garden.

The cantilevered flat roof introduces a contemporary architectural feature that complements the proposed extension's restrained design approach.

Its role is functional as well as aesthetic, providing shelter to the outdoor kitchen and helping define the external living area.

The contemporary canopy is not intended to replicate the historic architectural details of the original house. Instead, it establishes a clear distinction between the original dwelling and the new work while maintaining a coherent relationship with the principal extension.

The use of a simple flat roof and an integrated design approach will avoid unnecessary architectural complexity and allow the existing dwelling to remain the dominant feature of the site.

The outdoor kitchen will remain ancillary to the dwelling and will not alter the established residential use of the property.

4.7 Impact on the Conservation Area.

The relevant heritage consideration is whether the proposed development preserves or enhances the character and appearance of the Edgerton Conservation Area, having regard to the significance of the designated heritage asset.

The proposal is confined to the rear of an existing dwelling and does not involve the demolition of the principal house or the removal of identified historic architectural features.

The existing conservatory will be replaced with a stone-built extension that responds more appropriately to the host property's material character. The single-storey form and restrained flat roof will maintain the architectural dominance of the original dwelling.

The proposed rooflights, solar panels and outdoor kitchen will form part of a coordinated design that improves the functionality and environmental performance of the property and remain on the rear of the property, away from public viewing.

The development will not alter the established residential use of the site or introduce an unrelated building into the surrounding area. It will also retain the garden's contribution to the setting of the dwelling.

The proposal is therefore considered to preserve the character and appearance of the Edgerton Conservation Area. The replacement of the existing unsympathetic conservatory with a carefully designed and materially appropriate extension represents a positive improvement to the rear of the property.

4.8 Heritage Conclusion.

The proposed development has been informed by the historic and architectural character of the Edgerton Conservation Area.

The use of matching stonework, the subordinate single-storey form and the restrained contemporary roof design demonstrate a considered response to the host dwelling and its setting.

The replacement of the existing conservatory provides an opportunity to improve the architectural quality of the rear elevation, while the rooflights, solar panels and outdoor kitchen contribute to the functionality and environmental performance of the property.

The proposal does not seek to reproduce historic architecture artificially. Instead, it adopts a contemporary approach that respects the original dwelling and maintains the character of the surrounding residential environment.

The development is therefore considered to preserve the character and appearance of the Edgerton Conservation Area, in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP35 of the Kirklees Local Plan and the relevant national heritage policies.

5. DEVELOPMENT PLAN POLICY ASSESSMENT.

5.1 Statutory Framework.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, when exercising planning functions in relation to land or buildings within a conservation area, to pay special attention to the desirability of preserving or enhancing its character or appearance.

The proposed development has been assessed against the adopted Kirklees Local Plan and the relevant national planning policies, with particular regard to design quality, residential amenity, sustainable development and heritage conservation.

5.2 Policy LP1 – Achieving Sustainable Development.

Policy LP1 establishes the Local Plan's approach to sustainable development and supports development that accords with the development plan and the principles of sustainable planning.

Assessment.

The proposed development represents an appropriate improvement to an existing dwelling within the built-up area. It makes effective use of the established residential plot without introducing a new dwelling or extending development into the countryside.

The replacement of the existing conservatory will improve the quality and functionality of the existing accommodation, while the inclusion of solar panels supports the property's environmental performance.

The proposal also seeks to preserve the character of the conservation area and maintain the amenity of the surrounding residential environment.

The development therefore represents a sustainable and proportionate residential improvement that accords with the objectives of Policy LP1.

5.3 Policy LP2 – Place Shaping.

Policy LP2 seeks to ensure that development contributes positively to the creation of successful places and responds appropriately to the characteristics of its location.

Assessment.

The proposal has been designed in response to the existing stone-built dwelling and the established residential character of Inglewood Avenue.

The use of matching stonework will maintain material continuity, while the restrained single-storey form and flat roof will allow the original house to remain the dominant architectural element.

The development will improve the relationship between the internal accommodation and the garden without changing the established residential use or overall pattern of development.

The scheme therefore responds positively to the site's context and provides a considered architectural improvement, in accordance with Policy LP2.

5.4 Policy LP21 – Highways and Access.

Policy LP21 addresses the effects of development on highway safety, access arrangements and the operation of the surrounding highway network.

Assessment.

The proposal relates to an existing residential dwelling and does not introduce an additional residential unit or a new use that would materially alter the property's traffic generation.

The works are confined to the rear of the property and will not alter the existing access arrangements or require changes to the public highway.

The development will therefore maintain the existing pattern of access and will not give rise to unacceptable highway safety implications.

The proposal accords with the objectives of Policy LP21.

5.5 Policy LP22 – Parking.

Policy LP22 concerns parking provision and the relationship between development, parking demand and highway safety.

Assessment.

The property benefits from an existing double garage and established residential parking arrangements. The proposed extension will not create an additional dwelling or introduce a new use that would materially increase parking demand.

The existing parking arrangements will be retained, and the proposal will not result in the loss of the double garage or an identified parking area.

Accordingly, the development will not create additional pressure on on-street parking or compromise highway safety.

The proposal is consistent with the objectives of Policy LP22.

5.6 Policy LP24 – Design.

Policy LP24 seeks to secure high-quality design by ensuring that the form, scale, layout and details of development respect and enhance the character of the townscape, heritage assets and landscape.

Assessment.

The proposed extension has been designed to complement the existing dwelling through its scale, materials and architectural treatment.

The use of matching stonework will maintain continuity with the principal house, while the flat roof establishes a restrained contemporary form that remains subordinate to the original building.

The replacement of the conservatory will improve the appearance of the rear elevation and provide a more coherent relationship between the dwelling and garden.

The rooflights and solar panels will be integrated into the roof design, and the outdoor kitchen will form part of a coordinated arrangement of internal and external living spaces.

The development therefore represents a considered design response that improves the quality of the property while respecting its architectural character and wider setting.

The proposal accords with Policy LP24.

5.7 Policy LP35 – Historic Environment.

Policy LP35 addresses the conservation of the historic environment, including designated heritage assets and conservation areas.

The policy requires proposals affecting designated heritage assets to preserve or enhance their significance and recognises the importance of the statutory duty to preserve or enhance the character or appearance of conservation areas.

Assessment.

The application site lies within the Edgerton Conservation Area, and the proposal has been designed with particular regard to the area's architectural and historic significance.

The existing conservatory will be replaced with a stone-built extension that relates more closely to the host dwelling. The restrained single-storey form and flat roof will maintain the architectural dominance of the original house.

The development does not involve the removal of the principal dwelling or identified historic features that contribute positively to the conservation area.

The rooflights, solar panels and outdoor kitchen will form part of a coherent design that improves the functionality of the dwelling while respecting its context.

The proposal will preserve the character and appearance of the Edgerton Conservation Area and is therefore consistent with Policy LP35.

5.8 Policy LP33 – Trees.

Policy LP33 addresses the protection and management of trees and their contribution to landscape character and environmental quality.

Assessment.

The site is adjacent to an area covered by a Tree Preservation Area. The proposed extension is located away from the protected tree area and does not require the removal of protected trees.

The development will retain the existing tree resource and its contribution to the wider residential landscape.

The construction of the extension will be undertaken without compromising the protected trees, allowing the site's established landscaped setting to be maintained.

The proposal is therefore consistent with the objectives of Policy LP33.

6. NATIONAL PLANNING POLICY FRAMEWORK 2026.

The National Planning Policy Framework, updated on 29 September 2026, forms a material consideration in determining the application. The following policies are particularly relevant to the proposed development.

6.1 Policy S1 – Positive Plan-Making.

Policy S1 promotes positive planning for growth and change through sustainable patterns of development.

Assessment.

The proposal makes effective use of an existing residential property within the built-up area. It improves the existing housing stock without introducing a new residential plot or requiring development in the countryside.

The replacement of the conservatory will provide better-quality accommodation and improve the relationship between the house and garden.

The development is consistent with the principle of sustainable residential improvement and accords with the objectives of Policy S1.

6.2 Policy DP3 – Key Principles for Well-Designed Places.

Policy DP3 requires development to respond to its context, including the history, character and features of the site and its setting. It promotes visually attractive, distinctive and well-integrated development through appropriate materials, architectural features and the sensitive integration of heritage assets.

Assessment.

The proposed extension has been designed in response to the existing stone-built dwelling and the residential character of the surrounding area.

The use of matching stonework will establish material continuity, while the restrained single-storey form and flat roof will maintain the dominance of the original house.

The proposal will replace an outdated conservatory with a more carefully designed addition and will improve the relationship between the internal accommodation and the garden.

The rooflights, solar panels and outdoor kitchen will be integrated into a coordinated architectural composition.

The development therefore responds positively to its context and delivers a high-quality residential improvement in accordance with Policy DP3.

6.3 Policy DP4 – The Design Process.

Policy DP4 addresses the importance of design quality throughout the development process, including the use of clear approved drawings and the maintenance of design quality during construction.

Assessment.

The proposal adopts a coordinated design approach in which the principal extension, rooflights, solar panels and outdoor kitchen are considered as elements of one overall scheme.

The matching stonework and restrained roof design provide a clear architectural relationship with the original dwelling, while the contemporary elements introduce functional improvements without competing with the principal building.

The development therefore demonstrates a coherent approach to design and the delivery of a well-considered residential addition, consistent with the objectives of Policy DP4.

6.4 Policy HE4 – Securing the Conservation of Heritage Assets.

Policy HE4 requires heritage assets to be conserved in a manner appropriate to their significance and seeks to avoid or minimise harm to their significance, including any contribution made by their setting.

Assessment.

The Edgerton Conservation Area is a designated heritage asset, and the proposed development has been designed with particular regard to its significance.

The existing conservatory will be replaced with a stone-built extension that relates more closely to the host dwelling. The restrained roof form will maintain the architectural hierarchy of the property, while the use of matching materials will establish visual continuity.

The development will not remove the principal dwelling or identified historic features that contribute positively to the conservation area.

The proposal will therefore conserve the significance of the designated heritage asset and accords with the objectives of Policy HE4.

6.5 Policy HE6 – Proposals Affecting Designated Heritage Assets.

Policy HE6 requires substantial weight to be given to the conservation of designated heritage assets and establishes the framework for assessing proposals that would harm their significance.

Assessment.

The proposed development has been designed to preserve the character and appearance of the Edgerton Conservation Area.

The replacement of the existing conservatory with a carefully designed stone extension will improve the architectural quality of the rear elevation while retaining the original house as the dominant feature.

The proposal does not result in the loss of an identified heritage feature that contributes positively to the significance of the conservation area.

The development is therefore considered to preserve the designated heritage asset, and no heritage harm requiring justification through a public-benefit balance is identified.

The proposal accords with the objectives of Policy HE6.

6.6 Policy HE9 – Conservation Areas.

Policy HE9 specifically addresses development within or affecting conservation areas. It requires proposals to retain and conserve buildings and features that make a positive contribution to the area's character or appearance and to consider the area's special architectural or historic interest in the design of development.

Assessment.

The design has been informed by the Edgerton Conservation Area Appraisal, particularly its recognition of the importance of stone-built architecture, residential character, garden settings and appropriate integration of extensions.

The existing conservatory will be replaced with an extension constructed in stone to match the existing dwelling. This will establish a more coherent architectural relationship between the rear elevation and the principal house.

The flat roof provides a restrained contemporary form, while the rooflights and solar panels will be integrated into the roof design. The outdoor kitchen and cantilevered canopy will also form part of the coordinated architectural composition.

The proposal does not involve the loss of a building identified as making a positive contribution to the conservation area's character or appearance. Instead, it replaces an unsympathetic later addition with a more appropriate design.

The development will therefore preserve the character and appearance of the Edgerton Conservation Area and accords with Policy HE9.

6.7 Policy S2 – Decision-Making and Sustainable Development.

The NPPF's decision-making policies support development that accords with the development plan and contributes positively to sustainable development.

Assessment.

The proposal represents an appropriate improvement to an existing dwelling within the established built-up area.

It improves the quality of the existing accommodation, introduces renewable energy technology and retains the established residential use of the property.

The development also respects the conservation area and is not expected to give rise to unacceptable highway, parking or residential amenity effects.

The proposal therefore represents an appropriate form of sustainable residential development and is consistent with the overall objectives of the NPPF.

7. RESIDENTIAL AMENITY.

The proposed development has been designed to improve the existing dwelling while maintaining the amenity of neighbouring residential properties.

The extension will be single-storey and located to the rear of the property. It will not introduce an additional dwelling or a materially different use that would change the established pattern of residential occupation.

The proposal will improve the relationship between the internal kitchen and the garden, creating a functional arrangement of indoor and outdoor living space.

The rooflights will provide natural daylight to the extended accommodation, while the outdoor kitchen will remain ancillary to the residential use of the property.

The development will not alter the existing access arrangements or introduce a new source of commercial activity. The proposed works are therefore compatible with the established residential character of the area.

The scale and position of the extension, together with its single-storey form, provide an appropriate means of improving the property while maintaining the reasonable living conditions of neighbouring occupiers.

8. SUSTAINABILITY AND ENERGY EFFICIENCY.

The proposed development provides an opportunity to improve the environmental performance of the existing dwelling through the incorporation of renewable energy technology and more effective construction methods.

The solar panels will support on-site renewable electricity generation and help reduce reliance on conventional energy sources.

The rooflights will improve natural daylight provision within the extension, contributing to a comfortable internal environment and reducing the need for artificial lighting during daylight hours.

The replacement of the existing conservatory with a permanent extension also provides an opportunity to incorporate appropriate insulation, glazing and energy-efficient construction in accordance with the applicable Building Regulations.

These measures demonstrate a positive approach to sustainable residential improvement and align with the broader objectives of the Kirklees Local Plan and the NPPF.

The development therefore combines improvements to the functionality and architectural quality of the dwelling with measures that support environmental performance.

9. OVERALL PLANNING BALANCE.

The principal considerations in determining the application are the design and appearance of the proposed extension, its effect on the Edgerton Conservation Area, the amenity of neighbouring occupiers, and the relationship of the development with the existing trees and garden.

The proposal benefits from being located within an established residential area and relates to the improvement of an existing dwelling rather than the introduction of a new use or additional residential unit.

The replacement of the existing conservatory provides an opportunity to improve the architectural quality of the rear elevation. The matching stonework establishes a clear relationship with the existing house, while the restrained single-storey form and flat roof ensure that the original dwelling remains the dominant architectural feature.

The proposed rooflights and solar panels support improved daylight provision and renewable energy generation. The outdoor kitchen creates a functional relationship between the internal accommodation and the garden while remaining ancillary to the dwelling.

The conservation area designation has been given particular weight in the design approach. The proposed extension respects the material character of the host property, retains the established residential setting and replaces an unsympathetic later addition with a more coherent architectural solution.

The development is therefore considered to preserve the character and appearance of the Edgerton Conservation Area, in accordance with the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP35 of the Kirklees Local Plan and the relevant national heritage policies.

The proposal also maintains the established access and parking arrangements, retains the protected tree resource and provides a proportionate improvement to the existing residential accommodation.

Taken together, these considerations demonstrate that the proposal represents an appropriate and well-designed residential development that accords with the relevant development plan policies and national planning objectives.

10. CONCLUSION.

This Planning Supporting Statement and Heritage Statement has assessed the proposed erection of a single-storey rear extension, together with associated internal and external alterations, at 30 Inglewood Avenue, Huddersfield, HD2 2DS.

The development will replace an outdated and unsympathetic conservatory with a carefully designed stone-built extension that improves the functionality and architectural quality of the existing dwelling.

The proposed flat roof, matching stonework, rooflights and solar panels establish a considered design that balances contemporary residential requirements with the character of the existing house. The outdoor kitchen and cantilevered canopy provide a functional extension of the domestic living space and create a cohesive relationship between the dwelling and its garden.

The heritage assessment demonstrates that the proposal has been informed by the significance of the Edgerton Conservation Area and the architectural character of its residential environment. The development will retain the principal dwelling, preserve the established garden setting and replace an unsympathetic addition with a more appropriate architectural solution.

The proposal is consistent with the relevant objectives of Policies LP1, LP2, LP21, LP22, LP24, LP33 and LP35 of the adopted Kirklees Local Plan, together with the relevant national planning policies on sustainable development, design quality and heritage conservation.

The development represents an appropriate and proportionate improvement to the existing dwelling, delivering functional, architectural and environmental benefits while preserving the character and appearance of the surrounding conservation area.

For these reasons, the applicant respectfully requests that Kirklees Council grant planning permission for the proposed development.