

Design & Access Statement

Project: Proposed extensions to existing dwelling at 118 Slaithwaite Road, Meltham, HD9 5PW

Job No: 13487

Date: October 2016



The proposals within this application are for a two-storey side extension to an existing bungalow, which has roof space accommodation. In addition there are small-scale internal and external alterations with a widening to the driveway to accommodate parking.

The design will allow better use of space internally and update the house to modern living. The client's father designed the existing dwelling and as such the character of the extant building has been retained, modernising where appropriate.

The footprint of the dwelling does not increase dramatically; the garage is replaced with a two-storey element and internally space is gained by raising the

existing front gable. Therefore the amenity space for the property is not significantly depleted.

The use of materials and the overall design have been implemented to comply with Policies BE1 and BE2 of the Kirklees UDP.

BE1 all development should be of good quality design such that it contributes to a built environment which:

- i creates or retains a sense of local identity;*
- ii is visually attractive;*
- iii promotes safety, including crime prevention and reduction of hazards to highway users;*
- iv promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;*
- v is energy efficient in terms of building design and orientation and conducive to energy efficient modes of travel, in particular walking, cycling and use of public transport.*

BE2 new development should be designed so that:

- i it is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;*
- ii the topography of the site (particularly changes in level) is taken into account;*
- iii satisfactory access to existing highways can be achieved; and*
- iv existing and proposed landscape features (including trees) are incorporated as an integral part of the proposal.*

In particular the use of complementary building materials reinforces the local identity (also identified in policy BE11). The building reflects the varying heights of buildings throughout the street and is in keeping in this respect. The ridge height of the extensions is the same as the host dwelling and is in keeping with neighbouring houses.

Overall the scheme fulfils the council's planning policies specifically BE13 relating to extensions to existing houses.

BE13 extensions to dwellings should respect the design features of the existing house and adjacent buildings, including:

- i materials of construction;*

ii window openings;

iii roof styles; and

iv architectural detailing.

The design, roof height, materiality and architectural detailing are sympathetic to the existing dwelling and to the neighbouring properties. The renovation of the house will meet the requirements of the clients without compromising policy or neighbours.

The existing access is retained and downstairs WC provision is included. It is hoped that the scheme will provide the clients with a forever home, which can be used when they are older utilising the downstairs bedroom and bathroom facilities. The access for refuse vehicles is as existing, collecting from the roadside, whilst car parking has been improved on the site.

Conclusion

The proposals set forth in this application are fairly small scale and are in keeping with the host dwelling in accordance with Kirklees planning policy.

The character of the building fits in with the other properties on the street, enhancing the existing property without impacting detrimentally on neighbouring occupants.

The site is not within the Green Belt or a conservation area. The dwelling is not listed and has not had its permitted development rights removed.

In light of the policies adhered to and the positive response of the planning officer at the pre-application meeting, we feel that the proposals meet the requirements of the council and the client and therefore should be approved.