

PLANNING APPLICATION FOR
ALTERATIONS AND EXTENSION TO
DETACHED HOUSE
(MODIFIED PROPOSAL)

172 WOODSIDE ROAD
BEAUMONT PARK
HUDDERSFIELD
HD4 5JG

ON BEHALF OF
DAVID SPENCER

DESIGN AND STATEMENT
DATED: DECEMBER 2020

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – THE SITE

1.1 – The site is situated at the end of Woodside Road, which is within an established residential area. A long driveway at the end of the road provides access to the site and two other properties.

1.2 – No.172 is currently a detached three bedroom house, with a separate double garage. The dwelling has spacious garden areas to the front and rear.



Photograph 1 - Property Front



Photograph 2 -Property Rear

2.0 – SITE PLANNING HISTORY

2.01 – No. 172 has previously gained planning approval on 5th November 2015 (Ref 2015/62/93527/W) with a very similar proposal to this application. Due to a change in circumstances, the applicant did not extend or make alterations as proposed with the application. This therefore expired in 2018.

3.0 - THE DESIGN PROPOSALS

3.1 - The house was purpose designed to suit the specific requirements of the previous owner. The house suffers from a lack of natural light which is largely due to the design and layout.

3.2 - The applicant proposes to extend the property and re-design elements of the house to improve the ingress of natural light and provide a layout more specific to his own requirements.

3.3 - The applicant works from home and it is important that the house provides him with the space and environment to do this successfully.

3.4 - The new proposal aims to extend the size of the dwelling in two ways:

- Extension in between house and existing double garage (3.5)
- Attic converted into bedroom (3.6)

The new proposal also alters room layouts within the house:

- Relocated staircase, with additional stairs linking up to attic (3.7)
- Open plan double height living space (3.8)
- Relocated entrance (3.9)
- Additional Bedroom with en-suite (3.10)
- Converting the Garage to a Games room (3.11)

3.5 – The proposed link between the house and existing double garage forms the new entrance to the property. This creates a new lobby space with a

cloaks space and downstairs toilet, in addition to a garden room. This link projects into the rear garden. The proposals are to remove the current pitched roof to the existing garage, and continue the link roof to form a first floor terrace. The terrace will have a privacy wall above, on two sides, to prevent any overlooking into the neighbouring property. In design terms, the flat terrace creates an improved relationship between the house and the garage, as well as creating a contemporary feature and valuable added external space to the property.

3.6 – The house currently has a large unoccupied attic space, which has significant potential. The proposal converts this attic space into a master bedroom with shower room. New south facing windows will allow sunlight through into the room, whilst a contemporary dormer feature to the east, takes advantage of views towards Huddersfield over the nearby houses. This cantilevered section at the back of the house, mirrors the new contemporary glazing at the front and side of the house.

3.7 - As mentioned, the applicant highlighted that the current internal house layout was not using space efficiently, with rooms often quite dark. The central staircase and surrounding hallway space is out of proportion to the floorspace available. The proposal repositions the staircase, allowing the existing space to become the new open plan, double height living and dining room. The staircase and hallway, now at the south of the house, benefit from full height windows on the first floor. Natural light will pass through this south-facing hall and into the main double height space throughout most of the day.

3.8 - A number of existing internal walls will be taken down to allow for this open plan central space. When in this living space, the double height glazing to the west and partition doors to the east, will give views of the surrounding greenery and flood the space with natural light. This makes for a greatly improved and pleasant living/working environment.

3.9 – The proposed link between the house and existing garage also provides a new sheltered entrance. This provides an easier access point from the

driveway, in addition to offering an innovative and contemporary frontage to the house.

3.10 – With the additional attic space and reorganisation of the internal layout, another bedroom is added to the dwelling.

3.11 – Works include converting the Garage to a Games room. This will involve removing the two garage doors and creating an opening for glazed bi-folding doors.

4.0 - TREES AND LANDSCAPING

4.1 - The landscaping of the plot remains very similar to what already exists. The linking extension will be built on what is currently a driveway, whilst the kitchen extension extends as far as the current pathway at the back of the house. The boundaries will remain as existing. Areas of lawn will remain around the dwelling, as will the surrounding trees, which will maintain neighbour privacy.

5.0 - CONCLUSION

5.1 – The site is currently a three-bedroom house with spacious garden areas. The applicant works from home, hence the need for an improved layout with increased natural light. The large glazed sections and open plan living spaces will provide a greatly enhanced environment. The proposals will give a contemporary feel to the house, whilst maintaining certain traditional elements.

5.2 – The proposals will be of no detriment to the surrounding context and will not compromise any neighbouring properties or their owners.

5.3 - No. 172 has previously gained planning approval on 5th November 2015 (Ref 2015/62/93527/W) with a very similar proposal to this application.

5.4 - We therefore trust that Kirklees Council can support this application.