



DESIGN AND ACCESS STATEMENT

In respect of

33 Foster Avenue,
Huddersfield, West Yorkshire,
HD4 5LN

On behalf of

Mr B Ali

Ref: 21-137- PS- 01

Date: February 2022

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1. INTRODUCTION

This report has been produced in support of a Planning Appeal Application on behalf of Mr B Ali for a retrospective rear and Side extension at 33 Foster Avenue, Huddersfield, West Yorkshire HD4 5LN.

This statement, with the submitted proposals aims to argue why the development contributes positively to the context of the surrounding area in terms of size, scale, mass and appearance. The aim is to briefly introduce the submitted design and analyse the proposal and highlight key aspects of the layout and appearance. This is to provide evidence in support of a planning application submitted to Kirklees Council.

2. EXISTING

The site is 355 SQM of area in size. The site is located approximately 2.2 Miles south of Huddersfield City Centre. The site is surrounded by mainly residential 2 story semi-detached houses with walling materials being render and a mixture of stone and brick with upvc windows and doors.

3. PROPOSED

PROPOSAL

A double-story rear and side extension has been proposed to add extra space to the existing floor area. The structure has been created to add to the architectural scene of the surrounding area. The double story extension blends in seemingly to the already existing house. The design, style and material finishes present around the existing dwelling and surrounding existing buildings. The overall Scale of the double storey extension and is at a respected height to not interrupt any views.

CONTEXT

Having read the previous refusal (2020/62/92418/W) previously it stated the works proposed would be out of character and would poorly relate to the attached property. Furthermore, in the report there is a mention of neighbouring amenity impacted by overbearing and overshadowing of this proposal.

From the previous refusal the catslide roof design has been removed which was not in keeping with the street scene and out of character. The side extension has also been reduced leaving enough space for bins and access to the rear.

The building line of the host property to that of No.27 are both different with the neighbouring property moving away from the boundary towards the rear as well as the position of the properties again both different with the host property positioned closer to the main road in comparison to the neighbours. No.27 is set at a lower level in comparison to the host property, however as the neighbouring property is to the east along with the previously mentioned factors of position and orientation of this property there will be no overshadowing

on other properties. The proposed extension has been created with careful positioning of the proposed building, to make sure that it does not affect any parts the of surrounding neighbours.

APPEARANCE

The existing plot sits in an area surrounded by dwellings constructed out of a mixture of materials; however predominantly render with stone and brick walling with pitched slate and tiles roof along with a mixture of timber and upvc windows and doors.

The forms and proportions have been carefully considered and we propose to wholly maintain the character of the prevailing architecture. The design, style and material finishes present around the existing site shall be used as precedents and replicated throughout the external wall and roof faces of the proposed dwelling in order to remain sympathetic to the current context set by the principal street scenes. The objective of this approach is to help preserve the special character and appearance of the area and maintain or improve its environmental quality.

The structure has a good design strategy to it, built well and compliments the house in the colours that have been used to give the existing materials used for the house a well-deserved enhancement and give the area a form of 21st century design. The footprint used in the design can be used for the neighbouring houses to create a new architectural language to the area.

4. CONCLUSION

The aforementioned attributes characterise the area and give it its architectural value and distinction. Our client is passionate that any proposals must respect and respond to this shared identity, "preserving and enhancing" its character as set out in National Planning Policy.

With the collection of impressive buildings within proximity of the host building, we are keen to preserve and, at the same time, gain maximum use and benefit from our site. The proposed work addresses the needs of the area by preserving the character and features of the surrounding area; harmonising with the existing buildings in terms of scale, materials and details, achieving an enhancement to the area.

Based on the aforementioned assessment and the associated plans, the proposal is considered to maintain the setting of the nearby assets and will not affect these to any greater degree than that of the existing situation. It is therefore felt that this proposal would maintain and respect the area and further provide the local community and prospective owners with a housing development located within the heart of the community – giving an added vibrancy and attraction to the area.

We trust, based on the above, that the proposal will be deemed as exciting and stimulating for the local and wider community, gaining the support of the local planning authority.