MOA 2119

Loft conversion, internal alterations including revised elevations and installation of raised deck to

82 Wakefield Road, Clayton West

Design & Access Statement
Certificate of Lawfulness Application

Introduction

Introduction

This Design & Access Statement is provided in support of an application for a Section 192 Certificate of Lawfulness and related to the following proposals at 82 Wakefield Road, Clayton West.

1. Erection of dormer to the rear of the property and conversion of roof space. Rooflights to front of property to existing roof.

2. Erection of a raised deck to the rear of the property including glass guarding and external, steps.

3. Minor alterations to the existing elevations.

Prior advice

A pre-application was submitted regarding the above, reference 2021/21208. This application for a Certificate of Lawfulness is submitted in accordance with the guidance received in the response, particularly Kirklees Council House extensions and Alterations SPD June 2021.

As Existing







The existing property is a later C20 traditionally constructed semi-detached dwelling with the main accommodation at ground floor level (relative to street level) with accommodation at lower ground floor to the rear of the property.

The dwelling is constructed from brick, with pitched roof covered with concrete tile. The dwelling is located within a row of similar properties.

The Proposals

1. Erection of dormer to the rear of the property and conversion of roof space. Roof lights to front of property to existing roof.

The dormer extension will provide a new bedroom and en-suite bathroom. The extension incorporates a window to the bedroom and a window to the en-suite bathroom, the latter to be provided with obscure glazing. Both windows are located to the rear-facing main elevation of the house. It is proposed that the external walls of the dormer be finished with timber cladding, painted white. This is in character with the house type and age and also with other extensions in the vicinity. By necessity of the limitations of the existing roof format and height, the dormer is proposed to be provided with a flat roof. The dormer and loft conversion works to the existing roof will be undertaken by a specialist contractor. A new internal staircase will be provided from the main ground floor level. The pre-application response indicated that due to the size of the proposed dormer that a Certificate of Lawfulness application should be submitted.

With reference to Policy LP24 Key Design Principle 2, House Extensions and Alterations SPD:

As per section 3 and 4:

- **General characteristics of the existing house and surroundings** – The dormer is proposed to be of a from and materials which are appropriate for the age and character of the house and its relatively simple traditional materials and forms. The dormer similarly therefore does not dominate the original house.
- **Streetscene** – The dormer is located to the rear of the property and not directly an impact on streetscene.
- **Views and landform** – Views from/to adjoining properties are not significantly affected and there is substantial separation to the rear of the property from any adjoining uses. As it is located at roof level, there are no direct impacts regarding site topography.
- **Overlooking** – The windows to the dormer are orientated parallel with the rear glazed elevations of the existing and adjoining properties so there is no impact in terms of overlooking.
- **Boundaries** – The dormer extension has been set in from the boundary to limit impact at the boundary.
- **Orientation** - The dormer extension will not cause significant impact regarding sun and shadows, being within the footprint of the existing house and located at roof level on the northeast facing roof.
- **Access** – No alterations proposed.
- **Designations** – Not relevant.

As per section 5.4 of the SPD, the dormer is:

- To be of a form finished in materials suitable for the house itself and the immediate local character in terms of age, appearance and materials.
- Located to the rear of the property.
- Although substantial in terms of the area of the roof, the dormer is set in to retain the profile of the existing roof at ridge, eaves and gable.
- Set out to be below the ridge line of the existing roof.

The Proposals

2. Erection of a raised deck to the rear of the property including glass guarding and external, steps.

This will provide external access to the main ground floor level from the garden/lower grounds floor level to the rear of the dwelling and will utilise an existing full-height external balcony window. The structure supporting the deck is proposed to be constructed in steel frame. The deck will be finished with timber decking and will be provided with glass guarding to the perimeter and to the external stair. The guarding generally will be 1m high. At the boundary with the adjoining property, the decking will be set back from the boundary and the guarding provided at a height of 1.8 and with obscure glazing. This will provide privacy to/from the adjoining property, as highlighted in the response to the pre-application. It is noted that due to the limitations/constraints of the existing fenestration it is not possible to locate the proposed deck any further away from the boundary.

With reference to Policy LP24 Key design Principle 2, House Extensions and Alterations SPD:

As per section 5.4 of the SPD, the deck is:

- Positioned away from the boundary
- Provided with screening to the adjoining boundary/garden
- Not in a location/of a nature which will cause harm to a sensitive setting regarding additional noise levels or disruption

As per section 3 and 4:

- **General characteristics of the existing house and surroundings** – The deck will be constructed in simple material and in simple form, with glass guarding to minimise visual impact and reflecting the relatively modern simple character of the original house.
- **Streetscene** – The deck is located to the rear of the property and not directly an impact on streetscene.
- **Views and landform** – Impact upon views to/from the adjoining properties has been mitigated by including opaque screening to the boundary elevation and setting the deck away from the boundary.
- **Overlooking** – Impact with respect to overlooking has similarly been mitigated by including opaque screening to the boundary elevation and setting the deck away from the boundary.
- **Boundaries** – the deck extension has been set in from the boundary to limit impact at the boundary.
- **Orientation** - The deck will not cause significant impact regarding sun and shadows, being located to the northeast facing elevation.
- **Access** – No alterations proposed.
- **Designations** – Not relevant.

3. Minor alterations to the existing elevations.

Alteration works are proposed to the external elevations. It was determined through the pre-application process that these are minor.

Contact

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