

Design & Access Statement/Justification

Project: Proposed Removal of Existing Conservatory and Extension and Alterations to
21, Carr Hill Road, Upper Cumberworth, Huddersfield, HD8 8NW.

Address: 21 Carr Hill Road, Upper Cumberworth, Huddersfield, HD8 8NW.

Job No: 01223

Date: October 2023

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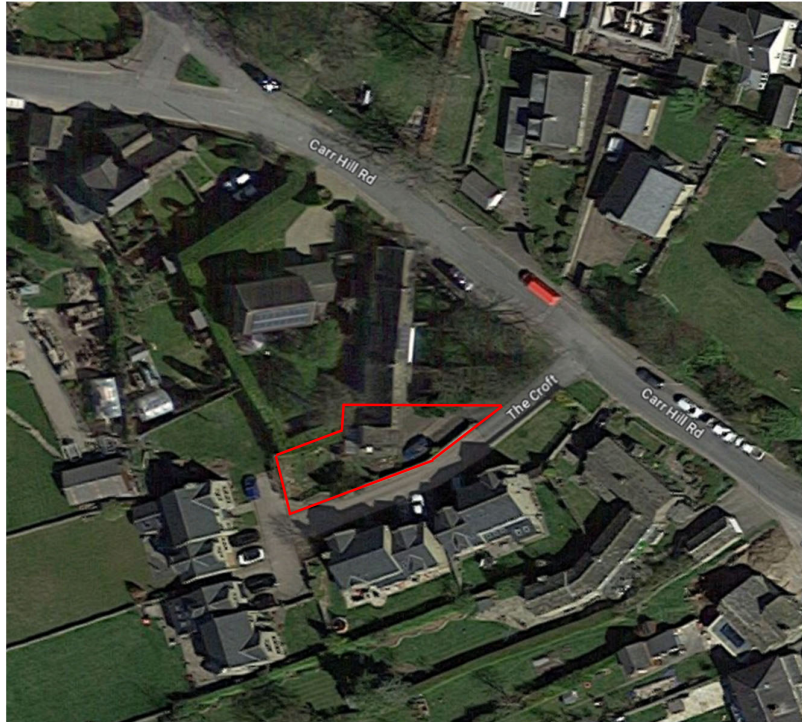


1.0 Introduction:

1.1	This design and access statement is to support the planning application and provide justification where design strategy may not adhere entirely with Kirklees House Extension and Alterations SPD for the Proposed Removal of Existing Conservatory and Extension and Alterations to 21, Carr Hill Road, Upper Cumberworth, Huddersfield, HD8 8NW.
1.2	The Kirklees House Extension and Alterations SPD was formally adopted on 29 June 2021. It was prepared to help householders, developers and agents. It includes guidance on designing extensions or alterations (householder development) to existing residential properties and also includes conservatories and outbuildings, such as garages/home offices. It provides detailed guidance on the standard of development that will help achieve a well-designed house extension or alteration required by the council. The SPD operates on the principle ‘Comply or justify’. The Local Planning Authority expects proposals for house extensions and alterations to comply with the guidance and key design principles set out in the document. It is confirmed proposals which comply with the SPD are more likely to progress through the planning process quickly and successfully. Proposals which depart from the guidance set out within the SPD will need to provide a full justification. The Local Planning Authority has confirmed flexibility where innovative and contemporary designs which enhance the appearance and character of an area are proposed.
1.3	The application follows the genuine requirement of a growing family to improve available space and replace areas of defect/failure within the property.
1.4	The application proposes to significantly enhance the sustainability, aesthetic and contextual connection of the home and ensuring the longevity of the property.

2.0 Project Location & Site:

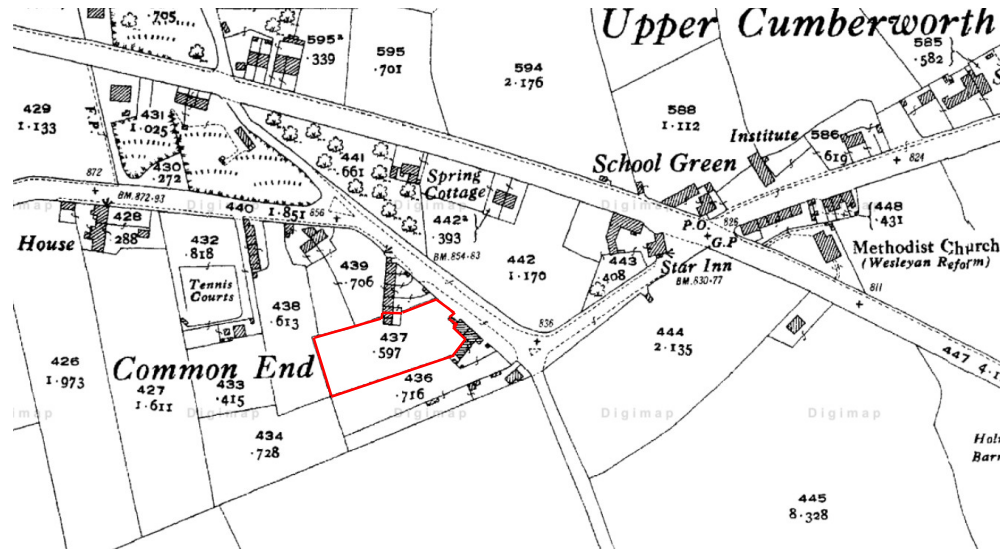
- 2.1** The site is located on Carr Hill Road which sits on the Western side of Upper Cumberworth. Three elevations are bounded by residential properties while the East elevation looks out onto Carr Hill Road.



- 2.2** The site provides excellent commute links to Huddersfield, Sheffield, Leeds, Manchester, Barnsley and Wakefield being situated 9 miles South of Huddersfield Town Centre and 9 miles West of Barnsley and 8 miles West of the M1. The village of Upper Cumberworth has good access to local amenities that provide all the essential needs (shop/Post Office, Hairdressers, Pub, Primary School etc.).
- 2.3** Carr Hill Road has a large variety of properties including bungalows and two storey properties with a large mixture of design and material.
- 2.4** Many properties on Carr Hill Road have had extensive building work carried out to extend and enlarge in the recent past with numerous passed applications being of a larger scale and additional mass and less in keeping with the Kirklees SPD.
- 2.5** The properties found to South and Southwest boundaries are relatively new residential homes with relatively consistent construction forms and materials with natural stone, protruding gable roofs and natural slate roof coverings. This application aims to remove a poorly formed flat roof area and rear conservatory

	and replace with an outcome which will be far more in keeping with the surrounding context and provide a more coherent aesthetic.
2.6	The current property is the family home of Mr N & Mrs J Warren-Lees.
2.7	The property is a 3-bedroom semi-detached end of terrace with one of the bedrooms, to the southwest of the property currently unusable due to water ingress through a failing, poorly designed flat roof.
2.8	The current conservatory to the rear and the flat roof is unsuitable for current standards and also visually, dated and poorly constructed are in dire need of bringing up to modern standards.
2.9	The property still has the benefit of permitted development rights which, we contend, given the criteria/restrictions of permitted development rights, could provide a more incongruous design and go totally against the objectives of good design and enhancing the character of the immediate locality.
	Local constraints on this property Address 21 Carr Hill Road, Upper Cumberworth, Huddersfield, HD8 8NW Constraints • This property is not in a conservation area • This property is not a listed building • This property has not had it's 'permitted development' rights removed iThere are no local constraints on this property

- 2.10 The property remains unchanged from the 1930's to current day. Therefore, all of the home in its current state is original.



- 2.11 The property is dwarfed by the surrounding dwellings, especially to the South and Southwest.

3.0 Project Description:

3.1	The proposal is to remove a failing flat roof and rear conservatory and replace with a new rear and side extension which will appear much more aesthetically coherent within the immediate context. The proposal aims to ensure longevity of use by significantly improving the sustainability of the property by adding solar panels and insulating the existing rubble filled property.
3.2	The applicants wish to create a more comfortable home for the potential of starting a family and making better use of the space available. The current state of some areas currently requires significant improvement or repair. The proposed extension will not extend beyond the current expanses of the existing footprint other than 'filling in' the space between the front elevation and the principal access into the conservatory.
3.3	The proposal deviates from the SPD guidance for house extension in that the extension will not be set back 500mm from the front elevation. This is due to requirements of allowing roof space for a new array of solar panels and allowing a coherent design of the new roof as a whole. Although the design deviates from this, the proposal still manages to meet the lower ridge line of the proposed. As the property has had poor construction to the front elevation, the front elevation will be completely rebuilt to create a much neater and pleasing principal elevation. To set the extension back 500m would require changes in height of the rear gabled extension proposal and would require significantly higher construction costs and potentially remove the opportunity to utilise the South facing proposed roof for an array of solar panels (which will be at their most efficient on this roof area). We therefore believe that the overall design proposal and addition of sustainable interventions outweigh this deviation.
3.4	The Existing property has no external wall insulation, as the proposal aims to create a much greater energy and sustainable characteristics, all of the existing external walls will be lined with 50mm insulated plasterboard.
3.5	The proposal uses the existing conservatory footprint to provide a first story extension to provide a large master bedroom for the occupants which will give greater views and natural light than the existing leading to less requirement for artificial lighting.
3.6	The front elevation has been poorly constructed and is to be fully rebuilt with the exiting first floor windows having their sills raised.

3.7	A small high-level window is proposed to the rear of the living space to provide additional natural light to a dark space to require less intervention of artificial light.
3.8	In addition to the improving the existing insulation, an array of solar panels is proposed the south facing roof pitch which is achieved through the orientation of the design to allow for the solar panels to be as efficient as possible. Although solar can be utilised in different orientations, the south facing panels will provide the property with the greatest amount of sustainable energy possible.
3.9	The proposal will appear subservient to the existing with the dropped ridge height although the roof will be higher due to the removal of a flat roof.

4.0 Accessibility:

4.1	There is good access to the site from The Croft with good visibility in both directions onto Carr Hill Road.
4.2	No changes are to be made to the access as part of this application.
4.3	It is proposed that the driveway and parking areas are to be resurfaced with either basic tarmac or a semi-permeable gravel or resin.
4.4	Pedestrian access remains the same via the shared entrance to The Croft.

5.0 Local Planning:

4.1	There have been numerous large-scale extensions and developments in the immediate locality most of which are significantly larger in added overall mass. A few to note are as follows:
4.2	21 Barnsley Road - 2021/62/91536/E https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021%2f62%2f91536%2fE
4.3	103 Carr Hill Road - 2022/NMA/92540/E https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022%2fNMA%2f92540%2fE
4.4	103a Carr Hill Road - 2021/62/93503/E https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021%2f62%2f93503%2fE
4.5	84 Carr Hill Road - 2023/62/91370/E https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91370

6.0 Planning Policy:

The following points within the NPPF are considered relevant to this application: -

NPPF	117	<i>Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.</i> The proposal utilises the existing space and creates new space with a very small impact on the overall footprint making for a very effective use of land which may not be possible under different circumstances. The proposal achieves greater living conditions through going above the usual requirements to add extra insulation, provide solar energy and relace failing aspects of the property.
NPPF	122	<i>Planning policies and decisions should support development that makes efficient use of land, taking into account:</i> <i>d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and</i> <i>e) the importance of securing well-designed, attractive and healthy places.</i> The proposal manages to achieve a more coherent aesthetic with the immediate context with the rear gable as all of the recently added properties have this feature. The addition of sustainable energy ensures a healthy place.
NPPF	123	<i>Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:</i> The addition of a new dwelling at Willow Grove ensures optimal use of the potential of the site within land and community.

NPPF 124

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

The integration sustainable energy and the ability of the home to make the most out of this through greater insulation was paramount through the design process. In addition, keeping within the Kirklees SPD and design of the ridge heights and overall design ensure the extension did not impact negatively on the natural landscape and existing built environment. The natural environment is to be kept as existing with plans to enhance vegetation and potential new trees and vegetation.

NPPF 127

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

NPPF	131	The design for this proposal is exactly in keeping with the local built environment and shows excellent design aesthetic reflections from the existing character. The addition of green and sustainable energy, removing negative and failing aspects of the existing and replacing with new, energy efficient construction to a higher standard show that this design proposal meets all the points above and more. <i>In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.</i> The proposal shows great innovation for addition of sustainable energy, improving the existing and an all-around focus on creating a greater external and internal space and design for the future. The proposal fits more coherently with the surrounding dwelling than it currently does with the removal of a negative flat roof and conservatory constructed from rubble.
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The following points within the Kirklees Local Plan are considered relevant to this application:

Policy LP7	Efficient and effective use of land and buildings. <i>b) should encourage the reuse or adaptation of vacant or underused properties</i> The proposal makes full use of the existing underused space and utilises the potential through slight adaptation of the existing to achieve large benefits to both the immediate context and ensure the future of the property.
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**Policy
LP24**

Design

Proposals should promote good design by ensuring high levels of sustainability, to a degree proportionate to the proposal, through the re-use and adaptation of existing buildings, where practicable.

The proposal makes full use of this by implementing sustainable design strategies that go above and beyond the minimum requirements in an attempt to ensure that the property is fit for use for years to come.

NOTE

The NPPF and Kirklees local plan show that the application should be supported. The use of land and space to maximum potential at little to no impact on the existing landscape and environment show the innovation within this proposal to re-use space for the benefit of community and environment whilst in keeping with the local traditional aesthetics.

Greener living will be achieved with solar energy and having the opportunity to improve air tightness through new windows and improved insulation leading to greater and healthier internal air quality.

7.0 Conclusion:

7.1	This proposal is subservient, respects all privacy and natural light to neighbours whilst being entirely in keeping with the immediate locality.
7.2	The massing of the design has been carefully considered to be in no means overbearing and produce a balanced look that will enhance the streetscape.
7.3	We trust the above is deemed acceptable justification to enable the Local Planning Authority to support this planning application.
7.4	As the proposal removes poor and failing areas of the property and replaces them with far greater spaces of a higher build quality and aesthetic, has the added benefit of solar energy and additional insulation and meets many of the NPPF, we believe that planning permission should be granted for this proposal.
7.5	It would be greatly appreciated if you could contact the agent prior to drafting up your recommendation for determination. If any more information is required, please do not hesitate to contact us.