

2023 enquiry 40
14 Woodman Avenue, Huddersfield
6-12-2023

design and access statement

rear single storey 4m wide extension up to 3.7m high to top of roof ridge from external ground level.

Introduction

The design and access statement is prepared in accordance with the CABE headings.

The proposals

A prior approval planning (for a larger extension) application is being submitted for a rear single storey extension at no14 Woodman Avenue, Huddersfield and situated within a large rear garden plot ratio.

The proposed rear single storey extension will provide additional accommodation space and make it easier for us to manoeuvre around the house.

Site and area assessment

Physical, social and economic characteristics

We like the area very much and due to the harsh economic climate, it is better to extend our existing property rather than moving or purchasing another elsewhere.

A site assessment of the surrounding areas and neighbouring properties has been carried out and observations that the area has a mixture of 2 storey massing with a mixture of bricks and rendered walls. There are simple architecture but varied aesthetics styles within the vicinity.

Evaluation

The proposed single storey rear extension will not have an adverse visual impact on the existing host building or the surrounding area. More likely the rear extension will enhance and liven up the area and assist in regeneration as well but most importantly provide our family with an additional ground floor accommodation and facilities. Our garden is circa 17m long and after a 4.0m wide extension, we still have 14m of rear garden space left which is ample for family amenities use.

Amount

The existing site area is approximately 260sq.m gross

The proposed internal floor area is as follows

Ground floor extension 19.6sq.m gross approx.

Total new floor 19.6sq.m gross approx.

The additional floor area gained is circa 19.6sqm internal gross

Scale

The scale of the single storey rear extension is small as compared to the existing house so it is considered to be subservient and complies with policy LP24(c). The host property has a gabled end roof configuration, however, the intention is to create

a mono-pitched roof to the new rear extension but with hipped roof sides so that it assist to reduce the massing visually to its immediate neighbour.

Layout

The french doors provide access onto the rear garden. The rear extension is at a considerable distance away from the rear neighbours and respect privacy issues. The architectural aesthetic of the rear extension follow and complements that of the existing host building with matching render wall finish externally and the surroundings. Locally sourced building materials will be specified wherever possible with local tradesmen and builders so that the construction approach is green and sustainable.

Architecture

The architecture around the area is varied in styles and palette of materials such as stone, bricks and rendered walls with tiled roofs. However, the new rear single storey extension is to incorporate all materials to match holistically with the host building.

Access

The overall rear garden site is relatively flat from the driveway and is unaffected. The access from the path is via a few steps. The front entrance is not affected. The existing rear has 2 steps access already. Therefore a couple of steps are formed at the new rear patio French door for access into the new rear extension and host property. On entering the rear access of the property, it is a levelled access to the remaining house which is unchanged. All the steps are to be designed to suit DDA requirements and to Part M of the building Control requirements.

The proposals

The National Planning Policy Framework:

The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

*i) **Planning for prosperity (an economic role)** - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;*

The existing property requires to be readapted to suit our immediate needs. As a result, the rear single storey extension will promote an economic role.

*ii) **Planning for people (a social role)** - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;*

The existing property requires to be readapted to suit our immediate needs and will assist with a social role.

*iii) **Planning for places (an environmental role)** - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low carbon economy. As such the Framework suggests local planning*

authorities should approve development proposals that accord with statutory plans without delay.

The existing property requires to be readapted to suit our immediate needs. The building materials used are to be sustainable and locally sourced where possible. Local skilled labours are to be employed in providing the rear extension works. By allowing a positive consent will definitely add to the environmental role.

However, we believe that the design meets with Kirklees Council local plan policies and complies with National Planning Policies Framework (NPPF)

section 1 (delivering sustainable development) and

section 7 (requiring good design). And meeting our needs as well.

Policy LP24

Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review. Proposals should promote good design by ensuring:

- a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;*
- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;*
- c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;*
- d. high levels of sustainability, to a degree proportionate to the proposal, through:*
 - i. The re-use and adaptation of existing buildings, where practicable;*
 - ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;*
 - iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;*
 - iv. where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;*
 - v. providing charging points to encourage the use of electric and low emission vehicles;*
 - vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;*
 - vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;*
 - viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high*

quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.

e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;

f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;

g. any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;

h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;

i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and

j. the provision of public art where appropriate

The form, scale, layout, details and the use of building materials respects and enhances the character of the surrounding area and the original host property. Adequate level of amenity spaces at the front and rear with remaining garden is still available amenities for the family to enjoy. Therefore it accords with policy LP24(a)

The design has taken into account the secured by design approach and minimise the crime risks as there are no awkward areas in the layout where burglars can hide. This home is for our immediate family for his parents as well. The rear extension is also set at a considerable distance away from the immediate rear neighbour and allowing adequate privacy distances, respecting over-looking and appropriate landscape screening already exists to be provided. Therefore the proposals meets with LP24(b)

LP24(c) states that the extension is to be subservient to the original property, as you can see, the host building has large rear garden plot. The single storey rear extension is small and subservient and little visual impact. The scale, massing, details and building materials are all in accordance with the host and surrounding buildings. The architecture is proposed with through render walling and roof tiling to match existing and the rainwater goods, upvc wall panels, window and door frames colour to match existing. The large glazing elements on the patio French doors are also sustainable as it assists to use less artificial lighting. Therefore the proposals meet with policy LP24(c).

Summary

The rear single storey extension will tidy up the area but most importantly provides a new additional accommodation on the ground floor level for **our** immediate needs. The french doors with full height glazing to harness natural daylight and provides direct access to the rear garden. The perimeter site is heavily landscaped and respects the privacy aspect to the neighbours.

The rear single storey extension is sensitively designed to holistically match with the host building and surrounding neighbour's buildings and blends in visually within the houses surrounding the host property. The rear extension does not construe as

being over-development nor over bearing. The single storey rear extension will also provide short term employment during the construction stages.

Therefore, we seek Kirklees Metropolitan Borough Council's support and look forward to a positive planning consent so that this rear single storey extension completes as a **HOME**. We are keen to progress the building construction works as soon as possible.