

**DESIGN, ACCESS & HERITAGE STATEMENT**

**FOR**

**Khalil Rad**

**@**

**161 Causeway Side, Linthwaite, Huddersfield, HD7 5SJ**



Retrospective 3D Front

ISSUED FOR PLANNING APPROVAL:

11<sup>th</sup> January 2024

**TREND ARCHITECTURE**

Ref: TR-A23-1201

## The History

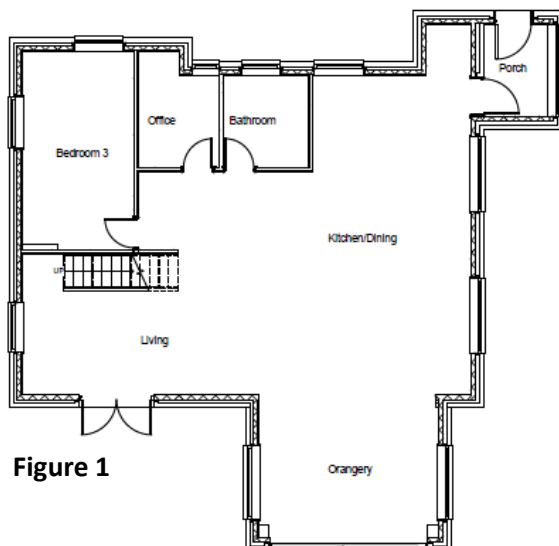
This Design, Access and Heritage Statement has been prepared by TREND ARCHITECTURE on behalf of the client to accompany the retrospective planning application for the property located at 161 Causeway Side, Linthwaite, Huddersfield, HD7 5SJ. The property was originally a bungalow with a hipped roof and is within the Linthwaite conservation area.

## The Proposal

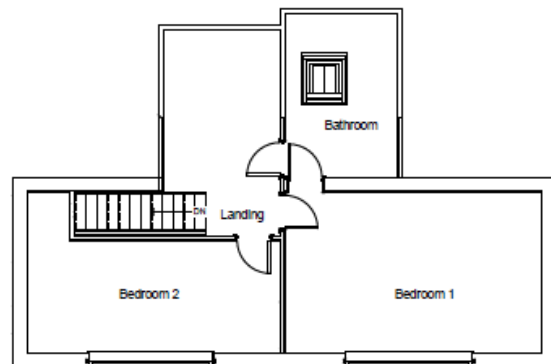
The client has added a full width rear dormer under the pre-assumption that this falls under permitted development after several calls to planning and the council he was led to believe that the new dormer fell under PD. Hence, he proceeded and gained all other required approvals. This retrospective application is in support of seeking a formal approval for the same plans.

The property, which has been used for residential purposes and has been divided into two levels. The ground floor is made up of a living room, kitchen, bedroom, bathroom, office, orangery, and porch. The first floor consists of a stair landing, two bedrooms and a bathroom.

This was the client's vision to create a more open and inviting living space on the ground floor (See **figure 1**) as well as providing space for an extra bedroom by erecting a full width rear dormer that has rear facing windows into the back garden for both bedrooms as seen in **figure 4** and UPVC cladded walls at the front and white render walls at the sides and rear which match the rest of the house.



**Figure 1**



**Figure 2**

## Access

Access to the property has remained unchanged with space for 2 cars at the front of the property as seen from the site plan Drawing No. TR-A23-0905-001 which is suitable for a house of this size. Moreover, the addition of the double doors at the rear of the property allows for easy access to the rear of the property.

### Appearance

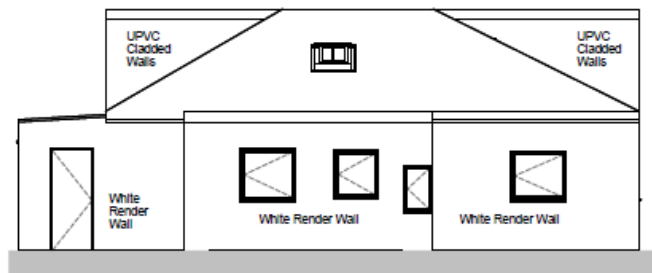
The proposal respects the character of the dwelling, the proposed development has little impact upon the amenity of occupiers of neighbouring properties as the proposed dwelling is currently obscured by vegetation at both sides and rear of the property which can be seen from the site plan drawing No.TR-A23-0905-001. As seen in figures 4-6 the sides and rear walls on the proposal are finished with white render which matches the rest of the house and the front facing walls of the dormer have a UPVC finish as seen in figure 3.

### Conclusion

In conclusion, the external changes of the proposal will have an impact on the neighbouring properties and area however, the impact should be minimal due to the screening from the vegetation around the site also the proposal is from materials in keeping with the existing dwelling.

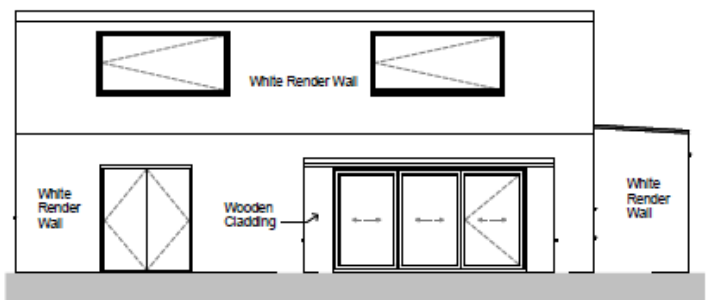
The only changes to the ground floor is the replacement of a window with glass doors which allows for easy access to the decking at the rear of the property, the addition of an orangery greatly increases the amount of natural light that can enter the ground floor.

The proposal respects the scale, character, design, and materials of the previous iteration of the dwelling.



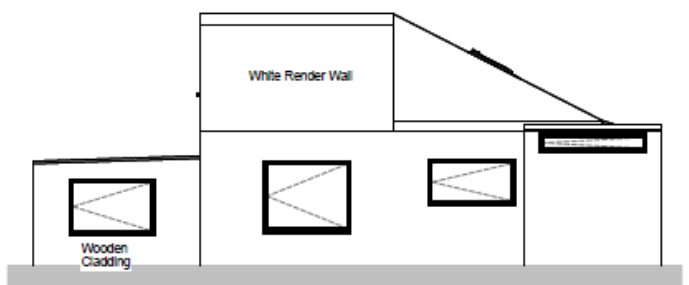
**East South East Elevation (Front)**  
1 : 50

**Figure 3**



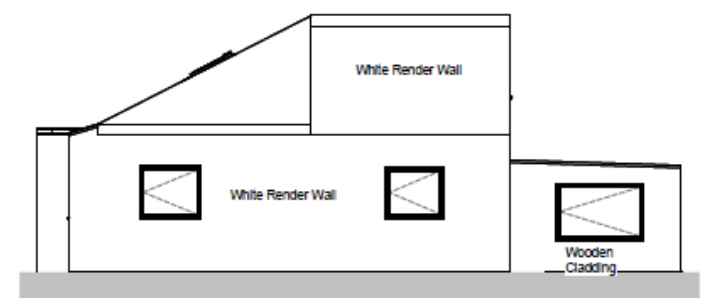
**West North West Elevation (Rear)**  
1 : 50

**Figure 4**



**South South West Elevation (Left)**  
1 : 50

**Figure 5**



**North North East Elevation (Right)**  
1 : 50

**Figure 6**