

Kirklees Council
Development Management,
PO Box B93,
Civic Centre 3, Market Street,
Huddersfield, HD1 2JR

21st February 2024

Dear Sirs

**RE: 2 Caledonian Road, Savile Town, Dewsbury, WF12 9NT
Proposed Extensions to Detached Dwelling and Detached Double
Garage for Mr Tariq**

Design and Access Statement

Further to our previous request for pre-application advice, for which we received from you on the 12th February 2021, having taken your observations and specific directions, the applicant has revised their objectives with respect to creating a larger dwelling for his family.

Your pre-application advice – reference 2020/20350 was provided by Rebecca Drake, Deputy Team Leader with enquiries to Olivia Roberts.

The applicant has taken on board the following comments / advice and we set out the relevant approach with respect to this advice.

In Summary

First of all, we set out the overall proposal which is contrary to the original ideas we put to you, in that the client now wishes to retain the bungalow and merely extend it upwards to create a 2 storey dwelling on the existing footprint of the bungalow whilst extending to the rear a single storey living space. The proposal still includes a double garage set to the rear corner (South West) of the plot.

We refer to your clause headings in your advice, as follows:

6.1

Principal of Development – Kirklees Local Plan (KLP) and Policy LP1.

“the presumption in favour of sustainable development”

From Policy LP24 refers to -

“d. high levels of sustainability, to a degree proportionate to the proposal, through:

“d.i The re-use and adaptation of existing buildings, where practicable; ”

“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;”

The proposal intends to align with the principals set down in the Policy and the aims of which include -"use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

Whilst the existing bungalow is of some age and the external pebble dash render finish has reached the end of its useful life, this can be replaced and at the same time improving the insulation to the external wall structure with the proposed external wall finish.

In a similar vein, the roof coverings of concrete interlocking tiles are well past their life span and would have to be replaced in the very near future. The removal of the roof structure and covering to construct the upper storey does not detract from this intention.

The proposal to retain the original structure and foundations and extend upwards and to the rear, effectively saves a significant amount of embodied carbon and the opportunity of being able to upgrade the wall insulation will create a dwelling meeting the principles and more of the Policy LP1.

The provision of accessible bedroom and bathroom facilities on the ground floor, wheel chair access ramps and accessible door widths will be incorporated into the design.

6.2

Visual Amenity

"Any scheme going forward should consider a reduction in the additional footprint to the north west of the dwelling to be in keeping with the neighbouring properties with regards to its scale"

We have reduced the impact on No. 172 Savile Road by not extending westward other than allowing the new roof to extend over the small indentation of the gable wall on the west elevation.

With respect to the proposal's scale, again, retaining the building within its original footprint to the front does not detract from the street scene and retains the existing visual break between No. 2 and No. 172.

Regarding design and detailing, the provision of enhanced external wall insulation has required the use of a rendered appearance for the whole building with the inclusion of a small projection to form the entrance hall. The use of a suitable matching colour of brick slips as part of the render system, enhancing window and door opening lintols, cills, string courses at first floor level and an entablature under the eaves creates a contrasting break in the expanse of render.

The original bay window is to be removed and as mentioned above, the enhanced entrance lobby continued to the first floor with a triangular pediment breaking the long front elevation, replaces the projection of the bay window and the original pediment on the bungalow.

This projection does not detract from the street scene, other notable details are evident along Caledonian Road e.g. Nos 11, 12, and 5, all prominent in height above the road level, with large circular bow 2 storey height windows at Nos. 54 and 56.

6.3

Residential amenity.

Impact on 172 Saville Road

“it is suggested that the dwelling be pulled away from the neighbouring property to reduce the potential for harmful overbearing and overshadowing”.

This hardly seems to be the consideration you gave to the approval of the re-building of No. 4 Caledonian Road; but as stated, we have removed the extension to the west and there should be no impact on No. 172.

There are minimal openings on this gable elevation which consist of a WC at First and Ground Floor level, the staircase full height window to the First Floor and a store window to the Ground Floor.

Impact on 4 Caledonian Road

“consideration should be given to reducing the projection of the dwelling beyond the rear elevation of the neighbouring property to prevent harmful overbearing and overshadowing”.

Again no consideration of this in the approval of the re-building of No. 4 Caledonian Road; including the large area of windows and glazed door to their West gable.

The distance to the boundary remains the same as the existing bungalow, but as can be seen, there is one small window serving the Ground Floor En-suite Bathroom.

Furthermore the originally intended 2 storey rear projection has been removed and replaced with a single storey extension to the existing bungalow footprint. This has been set off from the boundary by >1 m to allow for ease of maintenance to this part of the dwelling.

Impact on 174 Saville Road

“Consideration should therefore be given to moving the detached garage away from the rear boundary of the site”.

Having looked at the site of the proposed garage we do not consider that the size or placing will have any effect on either No. 174 or No. 172 Savile Road.

Impact on Future Occupiers

Clear details of room sizes and uses are shown on the proposed plans and we see no areas failing to meet any standards on residential amenity.

6.4 Highway Safety

The total possible bedrooms has been reduced to 5 and the impact on vehicular movement and parking is met by the double garage and ample space for parking on the drive and includes a practicable turning head to allow forward exit from the dwelling.

Bin storage is located to the rear and a Type 2 EV Charge Point indicated as shown on the plans.

6.5 Other matters

Ecology –

We accept that certain actions may need to be taken in respect of bat roosting.

Contaminated and Unstable Land

We accept that certain investigations (either intrusive or desk top studies) may need to be undertaken to guide any building works proposed.

This would include the need to replace the oversite concrete and incorporate a gas impermeable membrane to be installed in the existing and rear extension floors.

Coal Mining

Similarly a coal mining Risk Assessment will be produced.

Climate Change

It is proposed that all surface water drainage will be laid to suitable soakaways subject to site testing, or a suitable retention scheme will be proposed in accordance with guidance under the SUDS design outlines. This would include a collection grid at the boundary of the drive with the public footpath crossing on Caledonian Road.

The drive itself will be laid to a design allowing for water retention and percolation into the subsoil.

Finishes

Details of external finishes are shown on the drawings and the application form.

Yours sincerely

William Ossitt
Building Consultant.