

Design and Access Statement

Project: 168 Wessenden Head Road, Meltham, Holmfirth.

Project No: 249

Date: 21st February 2024

1.0 Introduction:

This design and access statement has been produced to support a householder planning application for a two storey rear extension at 168 Wessenden Head Road, Meltham, Holmfirth.

This document should be read in conjunction with Bamford Architectural Ltd. drawing nos. 249 (0-) 01 & 02.

2.0 Project Location:

The site is located at the junction of Wessenden Head Road, and Conway Crescent, approximately 0.4 miles from Meltham village center.

The site is not within the greenbelt.



Google earth extract

3.0 Planning History:

There are no visible planning applications relating to the site on Kirklees Council website.

No pre application advice has been sought.

4.0 Design:

Existing

The existing property is a detached 2 storey dwelling constructed of natural stone walling and a blue slate roof, there are white uPVC windows & doors with natural stone heads and cills.

The existing property is accessed via the front entrance or rear entrance into the kitchen.

The layout at ground floor comprises an entrance hall, living room and kitchen. At first floor there are 3 bedrooms (one box room) and a small shower room.

The property has had very few changes over the years and requires a number of improvements and alterations to bring it up to date. It is an undersized property for the generous plot.

Proposed – Layout

The scheme submitted has been designed to improve the layout for modern family living and to provide additional accommodation.

A 2 story rear extension is proposed to provide a larger kitchen / dining space with a day space linking to the garden, a downstairs WC will also be provided under the stairs.

An additional bedroom with en-suite and the enlargement of the shower room to form a family bathroom is proposed at first floor level.

There are bifold doors proposed on the side elevations, this is to make the most of the views towards Huddersfield and Castle Hill and to connect to the outdoor space.

The roof has been designed as a gabled pitch roof to match the existing property, this ties in aesthetically and is most suitable for the properties exposed position.

Proposed – Materials

The extension is to be formed using reclaimed natural stone to match the existing with new blue slate for the roof.

New windows and door openings will include cut stone heads and cills.

Proposed – Scale

The site is well proportioned and maintains good space to the adjacent properties. To the west there is a row of terraced buildings, these are over 26m from the property.

To the north there lies a semi detached property with a blank gable facing application site. It is currently 10.2m from the rear elevation of the application property, this will reduce to 6.2m once the extension is constructed.

The main views for the extension will be obtained from the west and east elevations, but additional windows are proposed on the norther elevation to provide additional views towards Huddersfield.

The eaves of the extension have been set to match the existing, but the ridge sits lower than the existing.

Proposed – Site

There is no on site parking at present, but there is an existing access gate. This gate is to be utilised and enlarged to form a new parking area within the site. Turning within the site would be difficult, so it is proposed the occupants would reverse into the site, as is the case for most properties on Wessenden Head Road.

The rear line of the extension will require the relocation / construction of a new retaining wall, this is indicated on the proposed site plan, but effectively replicates the existing retaining wall in a new position.

A new patio will be formed linking inside living with the external amenity space.

5.0 Access:

Access to / from the dwelling will be via the front door or a newly formed side door.

A new parking area is proposed.

6.0 Planning policy in relation to design proposals:

NPPF

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

Chapter 12 – Achieving well-designed places

126. 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.

130. 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.*
- 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 users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Kirklees Local Plan

The following points within the Kirklees Local Plan are considered relevant to this application:

Policy LP 24 – Design

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; 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.*
- 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;*
 - 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;*
- 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;*
- 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.*

Kirklees House Extensions and Alterations SPD.

Guidance is given on how to proceed with an application of this nature, including site appraisal, general design principals, liaising with neighbours etc.

The guidance provided in the document regarding design, massing, siting and relation to the existing dwelling / neighbouring properties are reflected In the designs.

Planning Policy Conclusion

The NPPF, Kirklees Local plan and SPD show the application should be supported.

The extensions will enhance the existing out of date property and will form a visually attractive dwelling.

The site is large and with the existing 3 bed house, one of which is a box room, is under utilised. T

he extensions will provide a family home more suitable for the plot. It will provide a safe place to the highest standard for future users.

7.0 Conclusion:

The proposed extension will result in an enhanced building both aesthetically and practically providing a more usable home for current and future needs.

The massing and design of the extension has been carefully considered and will achieve a balanced final appearance, this will enhance the area and street scene.

The planning policies have been considered and the design has been developed with these in mind.

The materials used will be in keeping with the existing building and local character.