

Design and Access Statement

Project: Tenter Hill Cottage, Thongsbridge, Holmfirth.

Project No: 241

Date: 23rd February 2024

1.0 Introduction:

This design and access statement has been produced to support a householder planning application for a single storey rear extension at Tenter Hill Cottage, Thongsbridge, Holmfirth.

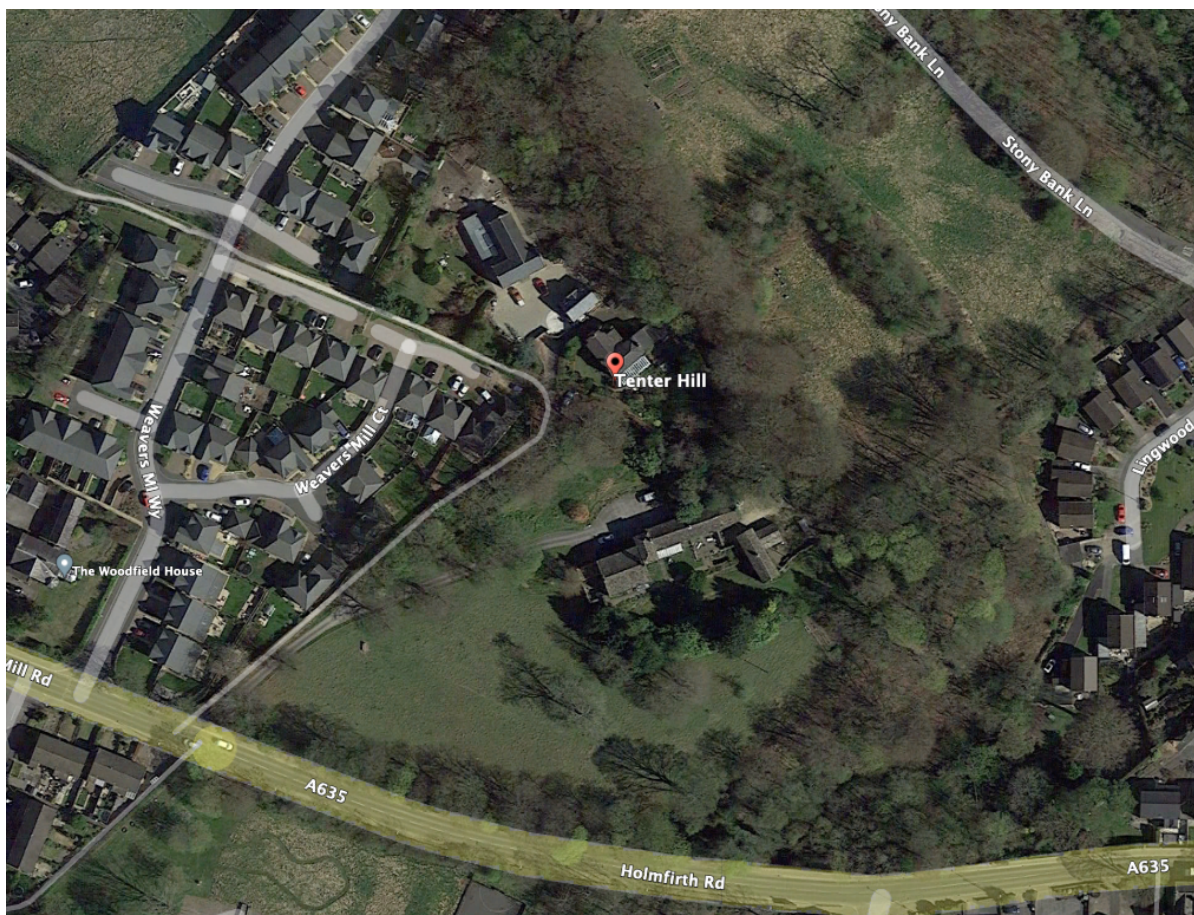
This document should be read in conjunction with Bamford Architectural Ltd. drawing nos. 241 (0-) 01 - 03.

2.0 Project Location:

The site is located between New Mill Road and Stony Bank lane, approx. 1.1 miles North East from Holmfirth Town center.

It is accessed from New Mill Road (A635).

The site is not within the greenbelt.



Google earth extract

3.0 Planning History:

There are visible planning applications relating to the site on Kirklees Council website.

The applications considered relevant are:

2003/92458 - ERECTION OF CONSERVATORY - CONDITIONAL FULL PERMISSION

2011/93235 - Erection to rear of dwelling to provide double garage extension with storage over – WITHDRAWN.

The conservatory was constructed and is present on site as shown on the application plans.

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 timber windows & painted doors with natural stone heads and cills.

The main portion of the existing house has a hipped roof, whilst the later added rear projection has a gable. Smaller side extensions have pitched roofs. A small side extension to the rear projection has a flat roof with copings. The conservatory / orangery is painted timber with a pitched glass roof.

The property is accessed via a personnel door into a lobby, or through the conservatory / orangery and through the original main entrance door.

The property has a good sized living room, day room and dining room, but has a small kitchen that is not in keeping with the scale of the other rooms.

Proposed – Layout

The scheme submitted has been designed to improve the layout for family living and to provide a kitchen in keeping with the rest of the house size.

A single storey kitchen extension is proposed that is set neatly into the rear corner between the main dwelling and rear projection.

A pitched roof is proposed to match the existing rear projection with timber verge boards and a blue slate covering. A ridge rooflight has been added to provide sufficient natural light.

There are sliding doors proposed on the side elevation, this is to make the most of the views towards the valley and to connect to the outdoor space, something the kitchen / dining space currently lacks.

The extension will be accessed from the existing daily entrance and existing dining room, with an additional door added to link directly to the main house circulation area.

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 north west there is a 2 story garage / office building belonging to the adjacent property, there are no windows in the elevation of this building.

The single storey extension has been sized to fill a gap where the land is not utilised. It squares off the dwelling and provides a suitably sized kitchen more in keeping with the house.

The rear and side walls have been set in from the existing building to ensure it as an evident addition and will sit subservient to the host dwelling.

The walls of the extension have been chamfered to replicate detailing found on the existing rear projection.

Proposed – Site

There is good parking available on site and this will be retained.

A newly formed external sitting area is proposed as shown on the plans.

5.0 Access:

Access to / from the dwelling will remain as existing, but will enhance access to the outside via the new sliding doors.

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 extension will enhance the existing property and will form a visually attractive dwelling.

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.

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.