

Design & Access Statement

Proposal: Householder Application for Planning Permission:
Demolition of Existing Link Extension to Garage and Conservatory.
Construction of Double-Storey Extension(s) including Erection of First Floor
to Existing Bungalow with Portico Entrance

Site: 114, Knowles Hill Road
Dewsbury
West Yorkshire
WF13 4QT

March 2024

Submitted on Behalf of -
Mr. Mohammed Rhafan (the applicant)

1. Introduction

This statement has been prepared to accompany the householder application for Planning Permission for the demolition of the link extension to the garage including conservatory and construction of double-storey extension(s) including first floor to the existing bungalow with a feature portico stepped entrance approach to meet the applicant's requirements.

The aim of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

The purpose of this application is to gain consent from the Local Authority for the proposal as illustrated on the application drawings.

The site consists of a detached dwellinghouse accessed via a private drive with a larger than normal amenity area to all sides of the bungalow. The style and make up including the location of this property is considered as being unique as well as individual therefore considered ideal for the proposal creating a 2 storey dwelling in this predominantly residential use class area.

The proposal including remodelling of the existing bungalow is subject to obtaining planning permission from the Local Authority.

This statement should be read in conjunction with the application form and accompanied planning drawings illustrating the scheme as proposed meeting the applicant's immediate family needs and requirements.

The extent of site ownership is as outlined in red on the site location plan (refer to drawing referenced EX-01 – Site Location Plan and Existing Block Plan).

Pedestrian and vehicular access to the site is gained from the shared private access road that junctions with Knowles Hill Road linking to Heckmondwike Road as shown on the application plans.

This statement should be read in conjunction with the following application drawings referenced:

EX-01 – Site Location Plan and Existing Block Plan

EX-02 – Existing Site Plan

EX-03 – Existing Plans and Elevations

PL-01 – Proposed Site Plan

PL-02 – Proposed Floor Plans and Roof Plan

PL-03 – Proposed Elevations

The proposal as shown of the application is subject to obtaining consent from The Local Authority Planning Services and this application has been submitted on behalf of the applicant.

2. Assessment: The Site

As mentioned above the site is located off Knowles Hill Road, Dewsbury.

The site falls in Flood Risk Zone 1, an area with a low probability of flooding and therefore is considered as not at a risk.

Dewsbury itself is a market town in the Metropolitan Borough of Kirklees in West Yorkshire. It is located west of Wakefield, east of Huddersfield and south of Leeds with good transport facilities and links to the city centre including surrounding areas.

To our knowledge the site is not listed nor falls within a Conservation Area. Having reviewed the search for listed buildings locally via historicengland.org.uk the ones nearby are as follows with further information available on line:

Statutory Address: HEALDS HOUSE, 128 AND 130, HEALDS ROAD

Grade: II

List Entry Number: 1300522

Statutory Address: WESTBOROUGH METHODIST CHURCH, BRUNSWIK STREET

Grade: II

List Entry Number: 1313653

The listed buildings local to the site are to remain unaffected by this proposal due to their locality and being out of view from the application site.

3. Background / Planning History

Previous planning application history including decisions for this site are available to view on line via the following link -

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/default.aspx>

4. Layout & Scale of Proposal

Refer to application plans for further information.

5. Access

To remain as existing off Knowles Hill Road – refer to the application plans for further details. The proposal creates an accessible and safe environment for the end-user(s).

6. Design Proposal

The use classification of the site as proposed is to remain as C3(a) Residential Dwellinghouse and in addition the following points have been considered during the design stage:

- The site comprises of land which is suitable for the proposed development.
- The existing setting and character of the surrounding area has been carefully considered and the proposal is considered as providing a positive contribution.
- The proposal will not cause harm to the surrounding residential properties.
- The boundary treatment to remain as existing and the overall streetscene view from Knowles Hill Road unaffected due to the site location.
- On-site parking facility available and in not going to dramatically increase in term of additional movement/traffic generated.
- Emergency vehicles and refuge collection to remain as existing.

7. Evaluation & Opportunities

The scheme was conceived from the brief provided by the applicant.

The proposal makes appropriate use of the property including the overall site based on its current use.

The primary aim of the applicant is to gain planning consent for the proposal and carry out the development works immediately within the curtilage of the site which will provide a positive contribution to the area as well as opportunities.

The opportunity provided by the development as proposed provides qualitative improvements to the area and land of concern.

The scheme makes appropriate use of the site in a predominately residential area which will ensure growth, maintenance and preservation of the site as a whole.

8. Site Character & Surrounding Area

The site falls within a residential area with various other use class facilities within walking distance such as shops, cafes, schools etc.

Access to the site as previously mentioned is off Knowles Hill Road, Dewsbury.

9. Movement and Circulation

The proposed movement is not considered to increase due to the proposal as the existing use generates traffic and movement as existing.

On-site parking facility is available and considered as being ample.

Due to the site location good transport links are nearby including a bus stop within walking distance.

10. Appearance

The general form and layout of the proposal is as indicated on the application drawings.

11. Summary & Conclusion

The approach taken has been practical based upon the assessments and taking into account the issues raised through consultation.

The proposal due to its location does not affect the general character of the area.

The existing character and appearance of the surrounding properties have been taken into account therefore on the basis of the information provided – grant of planning permission is justified.

Finally, additional improvement measures can be incorporated to the scheme if considered necessary by The Local Planning Authority and prior to the determination of this application.