Durkin Architectural
Design

Design & Access Statement

Planning Application: Demolition of existing extension and construction of new single storey extension to rear of property.

Address: 79 Quarnby Road, Huddersfield HD3 4EA

Client: Mr. R Chowdrey

Durkin Architectural project reference: 0260PCD/24

Aerial view of the site showing existing extension to rear of property

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Introduction:

This planning application is submitted by Durkin Architectural on behalf of Mr. R Chowdrey (The applicant) to accompany A Householder Planning Application for the demolition of the existing extension and to construct a new single storey rear extension to
the rear of 59 Quarmby road Huddersfield. (The site).

The Application Site:

The application site is in Quarmby, Huddersfield and is to the rear of a row of terraced houses and newsagents, the properties in the immediate vicinity are predominantly stone terrace houses built in local coursed stone walling with natural slate roofs.
No 79 The applicant's property at the rear faces directly onto a fenced garden area at all sides.
The applicant owns most of the land to the rear of this row of terraces as well as the adjoining property No 77.
The property was extended to the rear with a single storey extension many years ago, but this was constructed with a single wall and was in a poor state of repair.
The rear garden areas mainly look over neighboring parking areas and access roads.

Application site history.

A search of the local planning system has resulted in no record of planning applications to this site.

The Application:

The application property has employed a company to demolish the existing single storey extension and build a new extension, which was said to be under permitted development rights.
The extension has now been constructed to roof level with walls, window, door frames and roof frame installed, however work has now been halted due to the allegation of unauthorized building works was been carried out.
A Regularisation application has now been submitted to Kirklees building control.

Design.

The extension has been constructed in natural coursed walling with uPVC window frames and is to have a natural slate roof with lead flashing at abutment with the existing wall.
The new extension does not conflict with any property to the sides or rear and all neighboring houses are at a distance that they would be unaffected by the development.

Context:

The new extension has been constructed larger than the original and projects 3.980m from the rear wall of the existing property and is 4.5m wide, which looks in proportion when looking at the extensive garden area.
The height of the extension would be 3.250m at the highest point as it abuts the existing wall which does not look overbearing or obstructs any visual rights of adjoining buildings, which is important when extending.

The site is surrounded predominantly by residential houses with a single local shop adjoined.
The property has local shops, petrol stations, health centers, supermarkets, schools, and the town of Huddersfield town center only a short distance away.
Transport links and the M62 motorway are only a short distance away also.
The completed extension will look far more pleasing than the former extension and will blend in better with the surrounding buildings and landscape.
This extension would provide much needed additional family accommodation for the occupants of this property and would provide an energy-efficient enhancement to this old building which should be supported.

Access.

The main access to the extension would be through the existing door in the rear of the property or via the passageway that runs from front to rear between the properties.

Planning policy Considerations:

Kirklees local plan & the Replacement Kirklees Unitary Development Plan.

Policy BE 13,14 , LP24 states that extensions of existing housing within Primary Housing Areas will be permitted, provided that hey create no unacceptable environmental, traffic or other problems, and the quality of the housing area is not harmed, and wherever possible is enhanced.
This proposal is within an established primary housing area and will not cause an increase in traffic to the area or harm the quality of the surrounding properties.

An existing extension has existed at the rear of this building for many years and has looked untidy.
The new proposals would enhance this rear elevation and would be in compliance with policy H2.

Policy BE11,12,14 G4. LP 24 (General Design Criteria). states that development should contribute positively to the quality of the local environment or at very least maintain that quality. Where feasible, development should- respect the established character, retain features/ views that contribute to the amenity of the area, retain a sense of local identity, should not intrude on key views/vistas, should not significantly affect privacy, daylighting & amenity of residents, should incorporate trees/landscaping, should be energy efficient & consider security/crime prevention needs.
The extension is to be sited to the rear of the property with no public views into the site with no affect on the existing street scene in this location.

The proposed extension would be constructed out of matching material, ensuring that the established character of the existing building would be continued.
The extension will not affect the daylight to the adjoining properties due to the positioning and restricted projection.
The extension does not extend towards any of the adjoining boundaries and all existing boundary walls and timber fences are to be retained, the extension is proposed to the rear of the property and is over a large area already occupied by the existing extension. all in compliance with policy BE1.

Policy BE12. LP24 of the replacement Unitary Development Plan, (Privacy, Daylighting, and amenity space). States that development should not significantly affect the privacy, daylighting or amenity space of existing and prospective residents and other occupants.

The proposed extension projection is towards the western boundary (Rear) where an adjoining drive and parking area exists.

A lean-to roof is proposed in the same style as previous as not to add any height to the structure. All in compliance with Policy BE2.

The proposed extension would meet criteria set out in government policy for occupants of existing dwellings to expand and create a more energy efficient property for growing families.
The extension would have Insulation added to walls, floors, ceiling areas and energy efficient glazing to be added to the new rear doors, windows.

Contamination

A site walkover assessment and site inspection has been carried out to detect evidence of contamination within the site or buildings and no evidence or traces have been found that would contribute to the land or adjacent land to be contaminated.

Trees:

I can confirm the proposal will have no impact on existing trees within or adjacent to the site.

Flood Risk:

An assessment was carried out to determine if the application site was liable to flooding and no buildup of water was found around the property or the immediate vicinity also the topography of the land should ensure no threat.

Bat Scoping Activity Survey:

Due to the level of development and limited disturbance to the existing building fabric a Bat survey is not thought to be necessary also no evidence of bat activity or bird nesting can be found on the fabric of the building.

Biodiversity Net gain target:

This new extension would be fully insulated, and energy efficient glazing would be installed to all frames and the proposed lighting would be installed using energy efficient fittings & bulbs.
These inclusions would contribute towards the required biodiversity net gain target of 10%.

Summary and Conclusions:

This building not provide a practical layout for a dwelling to function as a family home and previous attempts to improve this have created lots of problems with room within room situations which is not practical to a dwelling house, the removal of the conservatory and a new integrated extension would allow the areas to be reconfigured, refurbished with new services within the building to deliver modern environmental friendly and energy efficient accommodation which is highly encouraged within the NPPF.

This document is to be read in conjunction with all application drawings and supporting information.