

Design and Access Statement

Project: 15 Rock Cottages, Huddersfield Road, New Mill, Holmfirth.

Project No: 254

Date: 25th April 2024

1.0 Introduction:

This design and access statement has been produced to support a householder planning application for rear extensions to 15 Rock Cottages, Huddersfield Road, New Mill, Holmfirth.

This document should be read in conjunction with Bamford Architectural Ltd. drawing nos. 254 (0-) 01 - 03.

2.0 Project Location:

The site is located approx. 1.2 miles North East from Holmfirth Town center, and is just out of the center of New Mill.

Access to the front of the property is direct from Huddersfield Road.

The site is 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 terraced 2 storey dwelling constructed of natural stone walling and a pitched stone slate roof.

To the front elevation there is a uPVC porch and white uPVC windows set within stone surround windows including arched heads. The existing stone mullions have been removed historically.

The black cast iron gutter is supported on stone cobbles.

The rear of the property is simpler in detail with only one window to the bathroom and the walling stone is of a lower quality.

The property comprises a large living room and walkway leading to the rear within the main house, at the upper floor there are 2 bedrooms and a bathroom.

To the rear of the property there is a single storey lean to kitchen. This is of poor quality and was most likely a scullery / store before its use as a kitchen, there are severe damp issues within the walls and the roof has a very shallow pitch which has lead to numerous leaks.

There is a small porch to the side of the lean to.

To the rear of the property there is a small concrete slab, where the external WC was located, but this has been removed.

There is an upper terrace that was accessed via stone steps, although a partial wall collapse has occurred and will be restored as part of the development. The adjacent property to the south east also uses the upper terrace as garden, but the property to the north west does not appear to do so.

Proposed – Layout

The scheme submitted has been designed to improve the layout for family living to provide a usable kitchen dining space and to provide a suitable master bedroom with en-suite, and create enhanced access to the upper terrace.

The 2 storey extension is proposed in place of the existing single storey rear kitchen, with a small single story extension proposed in the place of the historic outside WC.

A dual pitched roof is proposed connected to the existing property to match the existing building, but to reduce massing, has been set down from the main building eaves / ridge.

A lean to roof is proposed to the single storey extension with a roof light installed.

There are sliding doors proposed to the rear of the single storey extension leading out to the steps to the upper terrace.

The extension will be accessed using existing openings at ground floor level and a new opening at first floor level.

A new link bridge is proposed from the new master bedroom to the upper terrace to create a nice link from inside to the private upper terrace. This will provide enhanced external amenity space away from the main road where the main garden is located.

The new extensions will improve the buildings overall energy performance by enveloping the rear elevation with a new structure that will be constructed to current U-values.

Proposed – Materials

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

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

Proposed – Scale

The extensions have been designed to sit below / behind the existing property and cannot be seen from anywhere other than the rear of the adjacent properties.

The adjacent property to the south east does have 2 windows to the rear elevation. The window closest to no. 15 will not be affected by the extensions thanks to the proposed single storey extension in this location.

The property to the other side (17) has no rear windows and does not have any rooflights within the rear projection, so will not affect the natural light to the property.

To the rear of the site is a very tall rockface, the extensions will sit well below the land beyond and ensures that the openness of the green belt will be maintained. .

Proposed – Site

There is no parking on the site, but there are few properties near by and each adjacent property has private parking, meaning on this property will park cars on the road.

The existing front garden will be retained and an enhance rear upper terrace is proposed.

5.0 Access:

Access to / from the dwelling will remain as existing.

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.

Chapter 13 - Protecting Green Belt land

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building"

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.*

Policy PLP 57 – Green belt and open space – The extension, alteration or replacement of existing buildings.

Proposals for the extension, alteration or replacement of buildings in the green belt will normally be acceptable provided that:

a. in the case of extensions the host building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building; the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and the design and materials used should be sensitive to the character of the green belt setting"

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.

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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.

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.