

## Design and Access Statement

**Project:** 16 Hebble Mount, Meltham, Holmfirth.

**Project No:** 257

**Date:** 16<sup>th</sup> May 2024

### 1.0 Introduction:

This design and access statement has been produced to support a householder planning application for a two storey side and single storey rear extension at 16 Hebble Mount, Meltham, Holmfirth.

This document should be read in conjunction with Bamford Architectural Ltd. drawing nos. 257 (0-) 01 & 02.

### 2.0 Project Location:

The site is located on Hebble Mount, off Calmlands Road, approximately 0.3miles from Meltham village center.

The site is not within the greenbelt and the field to the South West of the site is Safeguarded land.



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 semi detached 2 storey dwelling constructed of red brick walling and a concrete tiled roof, there are white uPVC windows & doors.

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

The layout at ground floor comprises an entrance hall, living room, kitchen, dining space and a shallow day space. At first floor there are 2 bedrooms one box room (technically a bedroom but not suitable due to size) and a bathroom.

To the side of the property there is a car port, with added side screens. The car port leads to a detached single garage with a further store building to the rear. The garage and outbuilding are built close to the existing boundary.

The adjacent property has a detached garage that is not large enough for modern cars and is built up to the applicant site boundary and partially retains the drive. This is to be removed.

There is ample parking space available, currently used for 2 cars and a caravan.

### Proposed – Layout

The scheme submitted has been designed to improve the layout and create a more pleasant living environment.

A 2 storey side extension is proposed to provide a new car port leading to a sheltered entrance with a new bedroom at the first floor, this will create a more usable bedroom.

A single storey side / rear extension is also proposed set behind the 2 storey extension and to replace the shallow depth existing rear projection. This will provide space for a downstairs WC, an enlarged day space and a new area to dine. The existing kitchen space will be retained, but there is potential for this to be enlarged into the adjacent space / room.

### Proposed – Materials

The extension is to be formed using red brick walling and concrete roof tiles to match the existing.

New windows and door openings will include brick headers and cills.

### Proposed – Scale

The site is well proportioned with ample parking and amenity space.

The extensions are located under the suggested 10.5m distance, but the proposals provide a similar situation to the existing form with the exception that the garage and out building will be removed so there will be less impact.

The 2 storey extension has been set back from the principal elevation by 500mm, the eaves has been set 600mm lower and the ridge will be 1.5m lower.

The single storey rear extension has been kept to a minimum with a flat roof proposed.

### Proposed – Site

The site boundary between no. 16 and no. 18 will be rationalized as part of the proposal. Currently it steps out where the adjacent garage is (which is not parallel to either property) and there is concern over the structure. The owners of no. 18 have agreed that the garage will be demolished to allow for the extension construction and that they will be able to use the new extension wall as the boundary wall and could (subject to planning permission) use the wall as the wall for a later replacement garage).

The new extension side wall will be constructed within the (existing) boundary of no. 18 and has been agreed with the owners, a legal land transfer will be carried out.

The parking will remain sufficient on site, with space for 2 cars on the drive and an additional space currently used for the caravan.

The rear garden will be access from the house.

The extensions proposed do not provide a clear space to the site boundary for the reasons noted above and because the new proposed bedroom would not be a suitable size. This can be justified because to purpose of not building up to the boundary is to avoid a terracing affect, but as no. 18 is constructed perpendicular to no. 16, this would not occur.

## 5.0 Access:

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

## 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 users<sup>49</sup>; 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 have been considered and reflected in the design. The justification of building up to the boundary has been noted above.

#### **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.

The 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.