

Design and Access Statement

Project: 9 Lower Park, Park Lane, Berry Brow, Huddersfield, HD4 6TR.

Project No: 261

Date: 11th July 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 9 Lower Park, Park Lane, Berry Brow, Huddersfield.

This document should be read in conjunction with Bamford Architectural Ltd. drawing nos. 261 (0-) 01 & 02.

2.0 Project Location:

The site is located on Park Lane, Berry Brown, approximately 1.8 miles south of Huddersfield Town.

The site is within the greenbelt and is located adjacent to listed buildings.



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 mid terraced 2 storey dwelling constructed of stone walling to the front and rendered walling to the rear, it has a concrete tiled roof, there are Anthracite grey uPVC / composite windows & doors.

The existing property is accessed via the front entrance into the small hall or side entrance of the existing rear projection into the kitchen.

The layout at ground floor comprises an entrance hall, living room and small kitchen. At first floor there are 2 bedrooms and a bathroom.

The property benefits from a front and rear garden.

Parking is available in front of the property.

The existing property has been extensively repaired / rebuilt at some point in the past, the roof construction comprises of steel purlins and new modern rafters, the rear wall of the property appears to be a cavity wall (310mm thick vs. 540mm front wall) and is assumed to be block / brick.

The front elevation has been historically repaired with artificial stone lintols used.

The adjacent property (no. 7) has been extended to the rear, it has been offset from the boundary.

Proposed – Layout

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

The rear line of the extension has been set to match the previous extension to no. 7.

The proposed extension has been build up to the adjacent extension to avoid a small gap between the properties.

A single story extension is proposed to provide a more usable family kitchen and dining space at ground floor.

A new ground floor WC is proposed.

Proposed – Materials

The extension walling is to be finished in white render to match the existing and surrounding properties.

The roof will be clad to match the existing in interlocking concrete.

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

Proposed – Scale

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

The extension has been set to replicate the rear line of the adjacent extension and only extends out from the existing rear projection (bathroom / kitchen) by 1.12m.

The extension will increase the property floor area by 15%.

Proposed – Site

The site is largely unaffected by the extension, other than forming a new patio area to the rear where the lawn is currently located.

Affects on adjacent listed building

The scheme submitted has been designed to ensure the existing listed buildings are not affected. There is a window which will look towards the proposed extension, but is slightly off set and is west facing meaning it is in the shade through the day.

The single storey extension will ensure light continues to reach the adjacent property.

5.0 Access:

Access to / from the dwelling will be via the front door or a newly formed rear doors from the kitchen.

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

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.

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

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:

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 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 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.