



Durkin Architectural  
Design

## Design & Access Statement

01. 07. 2024

Ref: PCDQ01A

4 Plover road Lindley Huddersfield. HD3 3HU

### Introduction:

This planning application is submitted by Durkin Architectural on behalf of Mr. Qasim Ashraf (The applicant) to accompany A full Planning Application for a new double storey side extension and refurbishments at: 6 Plover Road Lindley Huddersfield (The site).

### The Application Site:

The application site is in Plover Road Lindley Huddersfield and is a detached house on a road of large individual style detached properties with stone terrace houses on the opposite side of the road. The property has been traditionally built with brickwork outer walls and vertical boarded timber panels, and a concrete tiled roof.

The properties in the immediate vicinity, most of which have been extended, are built of a mixture of brickwork, artificial stone with concrete, clay roof tiles and vary in styles, sizes.

The property is set back from the road in its own grounds with plenty of off-road parking to the front elevation and garden areas at both sides.

To the rear of the property is a large garden which has a large established garden room which is adjacent to the house.

The property is in a private setting with mature trees at the side boundaries.

### Application site history.

A search of the local planning system has resulted in no record of planning applications to this site. A side lean-to extension has been added to the western side elevation historically, probably under permitted development.

The large garden room structure has been researched and historically seems to have been erected at a similar time to the dwelling as it shows as a permanent structure on all historical mapping and data.

### The Application:

The application property although detached has limited internal accommodation and has a poor layout, historically an attempt to improve this was to add a single storey side extension to provide a larger Kitchen, WC and utility but this is now dated and in need of upgrading as the rest of the property.

The application is to demolish the existing garden room and construct a double storey side extension over the same side as the existing single storey extension, this would provide a garage, annex and further bedroom to the existing property.

The construction of the proposed extension would provide an opportunity to upgrade services within the building, provide a more workable layout and add insulation to all areas providing a more energy-efficient home with modern facilities.

The external walls of the proposed extension would be blockwork with a K ender textured finish, this would provide a maintenance free finish that would blend in with the existing brickwork.

New brick columns would be constructed to the entrance forming a new recessed entrance and the defective areas of timber cladding would be removed.

New composite cladding would be added over the new entrance and rear annex elevation reproducing the original look.

The existing internal ground and first floor layouts would be reconfigured and integrated into the new extension creating a more workable modern layout.

The proposed flat roof area over the annex would provide a position for the proposed lantern allowing light into the ground floor extension and the remainder of the area would create a balcony area to the first-floor bedroom, the proposed balcony would have a 2.0m high wall erected to the rear and part side elevation to prevent overlooking into the adjoining garden.

The proposed annex extension primary aspect will be over the existing garden with only minimal small windows to the side elevation improving the light and ventilation to circulation areas.

### Context:

The front facing elevation changes would be minimal as it would only be the first floor of the extension that would be a visible change, the existing garden room occupies a large area that would be where the proposed extension would be sited, and it would only be the second floor element that would be a visible change.

When planning the proposed development all efforts have been made for the extension not to affect the adjoining neighbor at no 6 with regards privacy and overbearingness.

The site is predominantly a residential area with retail shops, petrol stations, health centers, supermarkets, schools, and Lindley center with transport links are all only a short distance away.

This development provides an opportunity to create a modern extension to this property and along with the proposed external restoration work would enhance all aspects of the dwelling and provide a more energy efficient building for the occupants.

All existing services will be extended into the extension.

### Access.

The main access into the building would be retained on the front elevation with a low aluminum threshold to the main door, a new side entrance has been proposed again this would have a low aluminum threshold for access.

The existing rear elevation would have new patio doors installed matching the proposed doors in the annex.

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 affect the existing boundaries and all existing hedges are to be retained, the extension is proposed to the side of the property over a large area already occupied by the existing single storey extension and garden room.

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 proposals would provide an opportunity for all including services, Gas, Electrical to be upgraded, 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 future threats occur.

### **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.

The area around this property has many species of trees that provide a habitat for wildlife however we would be prepared to incorporate an approved surface mounted bat roost box into the rear elevation of the existing building as a precautionary measure.

### **Summary and Conclusions:**

This building is now dated and does not function with a practical layout for a modern family unit, the extension would allow the areas to be reconfigured, refurbished with new services within the building to deliver modern environmentally friendly and energy efficient accommodation which is highly encouraged within the NPPF and should be highly supported.

This document is to be read in conjunction with all application drawing's the following images and supporting information.



Image 1. Front elevation of property



Image 2. Front elevation showing existing single storey extension



Image 3. Side elevation existing extension



Image 4. Side elevation showing extension that would be built over



Image 5. Rear view of property



Image 6. Rear view of property