Design and Access Statement

For

137 HEADFIELD ROAD, DEWSBURY WF12 9JJ
PROPOSED SIDE AND REAR EXTENSIONS, FRONT AND REAR DORMERS AND ALTERATIONS TO PARKING PROVISION

Date: Oct 2024
Revision: Original

1	**INTRODUCTION**
	This Design and Access Statement accompanies a planning application for single-storey side and rear extensions, front and rear dormers and alterations to front garden to provide parking provision. The proposed development also includes for demolishing an existing outbuilding.
2	**LAYOUT**
	Refer to attached drawings: S01 - Existing Plans and Elevations S02D – Proposed Plans and Elevations S03 – Work Specification The proposed development will provide much needed living spaces within the property. A pre-application response dated 25 September 2024 for the proposed development was generally supportive. A number of issues were raised which has been mitigated through design and included as part of this application as follows: **Single storey rear extension** *Paragraphs 5.1 and 5.2 of the House Extensions & Alterations SPD go into further specific detail regarding rear extensions requiring development to maintain the quality of the residential environment, respect the original house and use appropriate materials.* *The projection of the rear extension does appear to be greater than would normally be supported for an attached property. Either a larger home notification would be required to be agreed, prior to submission or the projection should be reduced to 3m. The materials proposed should match the main house to increase the potential for an approval for a rear extension.* The rear extension has been reduced to 3m. **Rear dormer** *In point 5.25 of the House Extensions & Alterations SPD, it does suggest that rear dormers can be considered to be appropriate dependent upon design and size.* *The rear dormer would be a box like structure built out of the roof plane. This would form a poor relationship with the host building in terms of scale and appearance as well as detracting from the character of the area. It is recommended that the rear dormer is be similar in appearance and scale to*

	the others within the row of bungalows to prevent the development detracting from the host and to ensure that this is not out of character with the area. The dormer has been set-back from the sides of the property to remove the effect of a 'box-like structure'. **Raised parking platform** *Paragraph 4.43 of the House Extension & Alterations SPD requires consideration when providing parking to the front of a dwelling in terms of the appearance. These should retain as much of the garden and soft landscaping as possible to ensure that the street scene does not be dominated by hard surfacing.* *The property has a drive at present. The proposals are to widen the parking area to ensure an adequate parking provision. Given the topography of the site, this would entail a raised platform. To increase the potential to support this element of the proposals, it is suggested that any subsequent plans show the provision of soft landscaping to the sides and abutting the house in order to be in line with the SPD.* Landscaping has been introduced to the front and side of the property. *Any scheme going forward would need to consider the character of host property and the wider street scene and would need to include an appropriate palette of materials and detailing in order to comply with policy LP24 of the Kirklees Local Plan and advice within chapter 12 of the National Planning Policy Framework.* **Residential amenity - Impact on 135 Headfield Road** *The rear extension however would be constructed along the shared boundary with potential to form an overbearing impact. At present the projection is greater than would normally be supported. Either the projection should be reduced to 3m or a larger home notification should be sought.* The rear extension has been reduced to 3m. **Rear Dormer** The rear dormer will be within permitted development limits. Furthermore, the rear dormer wall will be offset from the face of the rear external wall by more than 200mm. The total additional volume of the front and rear dormers will be 46.9m^3 which is less than the limit for semi-detached properties of 50m^3.
3	**SCALE**
	The proposed development will be in keeping with the existing design of the property with pitched roofs for the extensions.

4	**APPEARANCE**
	The external walls to the extensions will be brickwork to match the existing property. The front and rear dormer walls will be clad with shiplap cladding to match the colour of the roof covering to the property. The roof covering to the pitched roofs to the side and rear extensions will be Forticrete Centurion low-pitched tiles in slate grey to match the colour of the roof covering to the existing property. The roof covering to the front and rear dormers will be flat with either a ply, felt, GRP or EPDM roof covering. The windows to the proposed development will be white UPVC. The external doors will be either UPVC or composite.
5	**ACCESS**
	The property is currently accessed and egressed from the front and rear of the property. The accesses will remain on completion of the development.
6	**CAR PARKING**
	There are currently on-street car parking spaces to the front of the property. These will remain on completion of the proposed development.
7	**SUMMARY AND CONCLUSIONS**
	The proposed development will provide extended living spaces within the property and will be in keeping with the scale, proportion, design and materials of the existing and neighbouring properties. There will be no resulting detriment to the character of the local area or to the amenity of the users. The positioning of the extensions and dormers will ensure there is minimal impact with either overshadowing or overbearing on neighbouring properties. The rear dormer is within permitted development requirements. The issues raised in the pre-application have been mitigated through design and incorporated into this planning application. Furthermore, the proposed development will be in accordance with current planning and development requirements in line with the House Extensions and Alteration SPD and Local Plan 2019 and should therefore be permitted.