

Design and Access Statement

Project: 53 Gynn Lane, Honley, Holmfirth.

Project No: 256

Date: 29th October 2024.



1.0 Introduction

This design and access statement has been produced for a house holder planning application submission for the erection of a rear extension at the above property.

2.0 Project Location



The property is located approximately 0.7 miles to the North east of the centre of Honley and approximately 2.5 miles north of Holmfirth town centre.

It sits between a railway line and an attached property, also within the ownership of the applicants family.

Access is gained to the site from Gynn lane via an existing driveway.

There is a garden to the front with a drive to the west side of the property that leads to a large rear garden.

The property is located opposite a grade II listed building.

Google Earth extract

3.0 Site History

Previous planning applications

An application for side and rear extensions was submitted in June 2024; however, despite positive feedback from the planning department this application has been withdrawn to allow for a simpler rear extension proposal.

2 pre-application submissions were made and subsequent discussions have taken place to reflect this application.

The property retains its permitted development rights.

4.0 Proposal

Client brief

The applicant wishes to obtain planning permission for a single and 2 storey rear extension and single storey outbuilding to improve the property.

Existing

The property is a two storey stone constructed semi-detached property with a hipped roof / part flat roof (to the rear). It is attached to no. 55 and it is assumed that this was historically one dwelling, or at least linked. Both no. 53 and 55 are owned by the applicant / applicants family.

There is a small single storey flat roof section forming part of the kitchen and further single storey flat roof lobby and WC. To the rear of the kitchen there is a small courtyard belonging to no.53, a door from the kitchen of no. 55 leads to this space

The house contains 3 bedrooms, although one of the bedrooms is very small and another is a box room. The bathroom is located within the later added rear extension.

No 55. Has a 2 no. frosted bathroom windows that face the courtyard / rear extension of no. 53. There is also a third window to the rear of the bathroom of no. 55.

There is a garden to the front of the property with a driveway to the west which leads to a parking area and detached double garage. Beyond the garage is a large garden with numerous outbuildings/sheds.

There is a railway line to the west of the site, separated from the property by approximately 23 metres with a culverted watercourse running up the driveway and along the western boundary.

Proposal

The new rear extensions are proposed to improve the existing property layout and size to create a dwelling more appropriate for the garden size.

The extension will allow for increased bedroom sizes, an improved ground floor layout and a better connection to the external amenity space. This will provide a good family home for future generations.

A new parking area is proposed at the front and a new garage and office / gym is proposed to the rear.

Scale

The property benefits from a good sized living room, but lacks in other aspects.

The proposed extensions have been designed to be subservient to the host dwelling, being set to the rear of the property and replaces the existing poorly constructed rear extensions. The new roof will comprise of a hipped roof to match the existing property and will clean up the previous mix of flat / fitch roofs.

The front will include a new stone walled porch and altered living room bay window.

A proposed outbuilding is within the application and includes a garage and home office / gym space, the total area of the proposed outbuilding is 65m². The existing garage and outbuildings measured over 100m², though some of these have been removed.

Permitted development

The property retains its permitted development rights and with the generous garden a number of additional outbuildings could be formed without planning permission, subject to meeting the relevant criteria.

Design

The submitted plans create a vastly improved layout for modern day living, bringing the house up to date.

The rear extension has been placed to square off the buildings 53/55 and will include blocking up the ground floor door / window of no.55 and blocking up one bathroom window. A new door opening is proposed to the kitchen of No.55 leading to their garden. There are already existing windows within no.55s kitchen and so natural light will not be affected.

It has been designed to reflect the existing dwelling, with reclaimed stone walling, a hipped blue slate roof and features of the existing property, with some contemporary variations.

The single storey rear extension will provide a much needed link with the large rear garden and will provide enhanced natural lighting within the building.

The new entrance will allow for a more private and welcoming approach and includes a useful space for removing cloaks / boots etc.

The living room will remain separated to provide a cosy feel and to maintain privacy if required from other areas of the house, it will include a large sliding door into the kitchen / dining space.

At first floor level, the existing layout is to be reconfigured and extended, this will include a large master suite with dressing space, a new bathroom. The existing front bedrooms will be slightly reconfigured, but generally remain as existing.

Materials

The extensions are to be formed using reclaimed natural stone to match the existing with new blue slate for the roof.

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

External walling will be formed in natural stone to match.

The new outbuilding is to be finished in timber cladding with a standing seam roof, there are similar developments within the area that have used these materials and as mentioned previously, an outbuilding could be formed under permitted development in these materials.

Drainage

There is an existing culvert running along the western boundary of the site. In the pre-application it was advised that a 3m margin may be required either side of the culvert.

There are also shared drains within the rear yard and from the adjacent properties, 55 and 55a. Approximate positions have been shown on the plans. A diversion / build over agreement is likely to be required and Yorkshire Water will be contacted to agree the final details.

The extensions do not affect the culvert and this is to remain as is.

Railway line

There is a railway line / banking to the east of the site.

The proposed extensions and outbuilding are at a sufficient distance away from the boundary / embankment to ensure there will be no impact on these.

5.0 Access

Access to the site will be via the existing drive and a newly formed parking area from Gynn Lane. This will provide suitable parking for the property size.

New dropped kerbs are proposed within the pavement on Gynn Lane as part of this application.

Improved internal access is provided within the dwelling.

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.**

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 are reflected in the designs.

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 extensions 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.

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.

Due to the large size of the site, we request that the Permitted Development Rights are not removed.