



088-C1-D&A Statement

October 2024

SINGLE STOREY REAR EXTENSION AND DETACHED GARAGE

**5 COACH HOUSE, MANCHESTER ROAD, MARSDEN,
HUDDERSFIELD, HD7 6NL**

Design & Access Statement

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1. Introduction

This design and access statement has been prepared by Jeffrey Jordan Architects in support of the proposals at 5 Coach House.

This document has been prepared in accordance with the guidance published by the Commission for Architecture and Built Environment (CABE). This statement is submitted in support of this application and should be read in conjunction with drawings and other information submitted.

An application in July 2021 permitted the change of use of land to extend the domestic garden, erection of a single storey extension and detached garage. As the permission has expired the applicant is looking to reapply with some minor changes to the rear extension. Details are noted below.

2. Use

The site is located in Marsden in a rural setting. The surrounding properties are residential.

The house is a detached property and will remain as residential use.

3. Amount

The existing site area is 0.18 ha

The revised extension is slightly wider than the previous permitted design but is not as deep.

The proposed extension adds 28m² which is same amount as what was previously permitted.

4. Layout

The ground floor extension increases the size of the kitchen/dining space.

5. Scale

The proposed extension is appropriately scaled.

6. Appearance

The revised design increases the amount of glazing along the walls to create a slightly more contemporary look. It omits the skylights from the design.

A louvred canopy has been added to minimise solar gain in the summer months.

7. Access

The proposal will comply with Part M in accordance with Building Regulations.

8. Conclusion

In conclusion the applicant is striving to produce a high quality home that fits well within the local environment.