

DESIGN & ACCESS STATEMENT

In respect of

32 CLIFFE STREET,
BATLEY,
WF17 7QP

Ref: 24-002-DA-01- A

Date:

FEBRUARY 2025

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1. INTRODUCTION

This report has been produced in support of a Householder Planning application for a double storey rear extension with alteration to the front window at 32 Cliffe Street, Batley, WF17 7QP.

This statement, along with the submitted proposals aims to argue why the development is a justifiable proposal without impacting the surrounding negatively.

2. EXISTING

LOCATION & EXISTING

The proposed site is a three-bed end terrace house characterised as a mansard style home; signified by the steeped roofing on the first floor level. Mansard homes are the typical architectural style on this street and houses in the neighbouring streets. The proposed site is located to the south of Cliffe Street, where the change in topography gradually increases to the north heading towards bunkers lane. Consequently, houses have a staggering effect on the streetscene, where neighbouring houses are not all on the same level. 32 Cliffe street benefits from off street parking and a rear garden providing ample amenity space. Extensions on the street are common where house sizes has increased significantly, suggesting the need for space for growing families and current living requirements.

PLANNING HISTORY

32 Cliffe Street has not had any Householder Planning Applications and has it's permitted development rights on the property. Thus, additional extensions and alterations is acceptable on the property.

3. PROPOSED

PROPOSAL

The proposal is for a double storey rear extension and alteration to the window on the front elevation. The existing bathroom on the first floor will be repositioned to the front of the house, to make way for a larger bedroom on the rear. The existing bedrooms will be much larger, where the homeowner has stressed the need for additional space. This increase will provide the room for desk and wardrobe space for their growing children. Additionally, the ground floor kitchen will also be repositioned to provide space for a snug/dining area. Current living requirements have changed over time, people now use their home not only for living but also for working/studying; as caused by the past pandemic.

The proposed extension is to be created with materials matching the existing house. Furthermore, the proposed gabled extension will be on the rear and not visible on the principal elevation. There are similar extensions on the street and not directly noticeable from the front of the houses..

The homeowner and designer acknowledge the proposed extension is to be designed in a respectable manner, whilst respecting the council's policies and guidelines. As cited in the Kirklees Housholder SPD, Key Design Principle 5 relates to overshadowing and loss of light. Where alteration and extensions should be within the 45 degree rule. However, in this situation the adjacent neighbour is higher than the proposed house and therefore the ruling would not be directly applicable, given the context. As a result the proposal benefits from this and extension begins from the boundary and spans the width of the house.

The proposed extension is to extend by 3m which is generally acceptable under permitted development rights. Furthermore, the proposed gabled roof is subservient to the main house, having a minimal impact.

4. CONCLUSION

In conclusion the minor proposal will benefit the homeowner and meet the needs of their current living conditions. The extension as mentioned above is an addition which will be sympathetic to the current house but takes into account the context of the street. Despite the proposal not maintaining the council's rules and guidelines, consideration should be undertaken due to the topography and the houses stepping down on the street. In an ideal scenario, the proposed extension would be designed to meet the current SPD but such situations require to take design solutions differently than suggested.

We trust the above is acceptable as a supplementary requirement and that the proposal can be viewed in a positive manner.

