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Architectural Services



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Design and Access Statement

47 Butternab Road

Huddersfield, West Yorkshire

HD4 7AR



Introduction

1.0 - Context

- The site is situated in a residential area.
- The site does not fall within a conservation area.
- The property is not identified as a listed building.

The property is located in Crosland Moor, Huddersfield. It is a detached residence. The property's red line boundary is approximately 752 Square meters. Currently, the property features a front garden which can accommodate 2 car parking spaces and a further space within the garage. A further approximately 114 square meters of grassed area with hedges along the boundary walls and neighbour. The rear garden is a grassed area of approximately 225 square metres.

Local Planning History

2.0 - Previous relevant planning permission

- 2022/62/90424/W - Erection of porch to front, single and two storey side and rear extensions and shed (Approved)
- 2020/62/93693/W - Erection of two storey side and single storey front extensions and alterations to conservatory (Approved)
- 2024/62/91308/W - Erection of two storey side extension to north eastern elevation, construction of canopy to south eastern and south western elevations, new bay window and associated alterations (Approved)

Proposal

3.0 - Two Storey Rear extension

- The proposal is for a two storey rear extension.
- The width of the extension is 4.4 metres and projection of 4 metres.
- The proposal is to add an additional room on the ground floor to allow it to be more functional for the needs of the family.
- The proposal will add an additional bedroom on the first floor

3.1 Appearance

- The proposed extension is to be built using the same brick as the existing property
- The proposal has been designed using a vernacular style with stone and similar materials to that of its surroundings.

3.2 Access, Parking and Garden

- Access to the property is off Butternab Road and will remain unaffected by the proposal
- The front garden has parking for 2 vehicles and 1 further space within the garage.
- The access and parking is to remain unaffected as the extension is built to the rear.
- The rear garden is approximately 225 square metres with 207 metres post proposal.

3.3 Justification of Work

- The proposal is similar to that of the previously approved applications mentioned in previous relevant planning history.
- The proposal will not harm the vernacular style of the area or the street scene.
- The proposal will not affect existing car parking
- The proposal will not increase the requirements of car parking.
- Due to the property being detached and the sun path, neither the property itself or neighbouring properties 45 and 49 would be affected by shadowing or their visual amenity.

Conclusion

In summary, this planning application for a two-storey rear extension at the detached residence aligns with the planning principles outlined in the Kirklees Supplementary Planning Documents (SPD). The proposed extension respects the vernacular style of the area by employing similar materials and design elements, thereby maintaining the visual harmony and character of the surroundings.

Furthermore, the proposal adheres to the requirements outlined in the Kirklees SPD regarding residential amenity, parking, and access. The extension will not increase parking demand, nor will it affect existing parking arrangements, as specified in the Kirklees SPD section on parking standards. Additionally, the proposal has been designed to avoid any overshadowing or adverse impact on the visual amenity of neighbouring properties, in line with the Kirklees SPD guidelines on residential amenity and privacy.

This application builds on previously approved planning permissions and demonstrates a consistent approach to development that enhances the functionality of the property while preserving the overall character and amenity of the area. The proposed extension is a sympathetic and appropriate addition that meets the needs of the family without compromising local planning policies.

For reference, the relevant sections of the Kirklees SPD that this application adheres to include:

- **Parking Standards** (Section 5.3)
- **Residential Amenity and Privacy** (Section 6.1)
- **Design Principles** (Section 7.2)

By ensuring compliance with these guidelines, the proposed extension is a well-considered and beneficial development that supports the objectives of sustainable and harmonious residential growth within Kirklees.

