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# Design and Access Statement

29 Richmond Avenue,  
Huddersfield, Fartown  
HD2 2QH



## 1.0 Introduction

This Design and Access Statement has been prepared to accompany a planning application for a proposed Two Storey Rear Extension at 29 Richmond Avenue. The proposal aims to harmonize with the character of the local area while respecting the architectural context and adhering to the standards outlined in the Kirklees Local Plan and relevant planning guidance.

### 1.1 - Context

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

The application site lies within a well-established residential area characterised by a mix of detached, semi-detached, and terraced housing. Richmond Avenue is a quiet, predominantly residential street with consistent architectural forms and mature landscaping contributing to the overall suburban character of the locality.

## 2.0 - Previous Local Planning History

**Location** 27, Richmond Avenue, Fartown, Huddersfield, HD2 2QH

**Application number** 2023/62/92762/W

### **Description / Development**

Erection of two storey side and single storey rear extensions and basement conversion (Approved)

## 3.0 - Proposal

The proposal seeks to construct a two-storey rear extension comprising a basement and ground floor level. The extension is intended to accommodate a new kitchen area, enhancing the functionality of the property and providing a more cohesive and practical layout to better suit the needs of modern family living.

### 3.1 Appearance

The proposed extensions have been designed with consideration for the character of the area and the surrounding properties. The design ensures that the new development remains in keeping with the architectural style and materials of the existing terrace. Key design features include:

- Using stone and roof tiles to match the existing property.
- Maintaining the proportions and scale of the original building to ensure harmony within the terrace.
- Incorporating windows and doors that are consistent with the character of the property and the broader area.

### **3.2 Justification of Proposal**

The proposal within itself would be otherwise under permitted development or under larger home extension however due to the basement level height limitation and the classification of the basement included would classify the proposal as a two storey extension an application for householder application is required.

As can be seen from the neighbouring property no.27 has had a similar basement level proposal approved.

### **3.3 Parking, Impact on neighbouring properties**

#### **Access:**

The proposed extension will not affect the property's existing access arrangements. The main entrance and approach paths will remain unchanged, ensuring continued ease of access for all users.

#### **Parking:**

The proposed extension is situated to the rear of the property and will not impact existing parking provisions. All current parking arrangements will remain unaffected.

#### **Impact on Neighbours:**

The neighbouring property at No. 27 is positioned approximately 12.5 metres away from the application site, ensuring a substantial separation distance that mitigates any potential impact.

No. 31 lies approximately 5 metres from the proposal. However, it is screened by a substantial hedge along the shared boundary, significantly limiting any visibility of the proposed extension from both the dwelling and garden of No. 31. Furthermore, due to the site's topography and the fact that No. 29 is set back in relation to No. 31, the proposed development is not expected to result in any material impact in terms of overbearing, loss of light, or loss of privacy.

## 4.0 Summary and Conclusion

This application proposes a two-storey rear extension incorporating basement and ground floor levels at 29 Richmond Avenue, Huddersfield. The proposal has been carefully designed to respect the character and appearance of the host property and its surrounding context, while enhancing the internal functionality of the dwelling to meet modern living requirements.

The site is located within an established residential area, not within a conservation area and not associated with any listed buildings. The design reflects the architectural language and materials of the original property and neighbouring dwellings, ensuring visual cohesion and minimal impact on the streetscape.

While the proposal would ordinarily fall within the scope of permitted development or the larger home extension scheme, the inclusion of the basement level results in a classification as a two-storey extension, necessitating the submission of a formal planning application. The proposal is consistent with a precedent set at the adjacent property (No. 27 Richmond Avenue), where a similar extension was approved, demonstrating the acceptability of this form of development within the local context.

There will be no alterations to existing access or parking arrangements. The proposed extension is sensitively positioned to avoid any significant impact on the amenity of neighbouring properties, with ample separation distances and natural screening helping to maintain privacy, daylight, and visual openness.

In conclusion, the proposed extension represents a proportionate and thoughtful addition to the property. It aligns with the aims and policies of the Kirklees Local Plan and national planning guidance. The design ensures a high standard of residential amenity and reinforces the character of the local area, and it is therefore respectfully submitted for approval.