

Design and Access Statement

103/04/2025

For: - Rear Extension to Existing Dwelling

At: - Netherfield House 10 Riley Lane, Kirkburton, Huddersfield, HD8 0RY

Design

Single Storey extension to rear elevation of existing dwelling to form: -

- a) Ground floor Dining Kitchen Living Space
- b) Rear Patio Area

Elevation outer skin to be constructed out of coursed natural stone to match the existing. 20-degree mono-pitch roof back to the existing rear elevation with concrete interlocking tiles to match existing.

Soffit, fascia and gutter detailing to match existing.

Doors and windows to be white UPVC to match existing.

Stepped access including landing adjacent proposed door to provide access to garden level.

External steps and guarding/protection from falling to be positioned where required to comply with Building Regulations.

Requirement

Works are proposed to provide an open space living area to the ground floor accommodation creating a dining, kitchen and soft seating area- Minor internal alterations are also proposed including removal of internal walls adjacent to where the extension is proposed.

Additional Information

From a Planning perspective the works are proposed under Permitted Development criteria where the following are noted: -

- No more than half the area of land around the "original house" would be covered by additions or other buildings.
- Extension is not forward of the principal elevation or side elevation fronting a highway.
- Extension is not higher than the highest part of the roof.
- Single-storey rear extension does not extend beyond the rear wall of the original detached house by more than four metres.
- Maximum height of the single-storey rear extension does not exceed four metres.
- Maximum eaves height of the extension within two metres of the boundary does not exceed three metres.
- Maximum eaves and ridge height of the extension is no higher than existing house.
- Materials to be similar in appearance to the existing house including coursed stone walling and concrete interlocking roof tiles.
- No verandas, balconies or raised platforms are proposed

In addition, the existing dwelling and site have no constraints as noted on the Local Kirklees Planning Website: -

Local constraints on this property

Address

Netherfield Manor,
10 Riley Lane,
Kirkburton,
Huddersfield,
HD8 0RY

Constraints

- This property is not in a conservation area
- This property is not a listed building
- This property has not had its 'permitted development' rights removed

 There are no local constraints on this property

Considering the above the proposed works are within Permitted Development Rights however, the Extension will require an application under the Building Regulations prior to commencing on site.