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Architectural Services



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Design and Access Statement

444 Wakefield Road,

Huddersfield,

HD5 8PS



Introduction

1.0 - Context

- **Location:** The property is situated in **Almondbury, Kirklees**, a well-established area of Huddersfield.
- **Property Type:** The site consists of mixed-use buildings, with residential and commercial properties nearby.
- **Accessibility:** Wakefield Road is a **major route** connecting Huddersfield to surrounding areas, ensuring strong transport links.
- **Surroundings:** The area includes **local businesses, residential housing, and green spaces**, contributing to a balanced urban environment.
- The site does not fall within a conservation area.
- The property is not identified as a listed building.

The property is located in Almondbury. It is a semi-detached property. The property's red line boundary is approximately 600 Square meters. There is a lane adjacent to the west side of the site which allows access to the rear of the properties.

Local Planning History

2.0 - Previous relevant planning permission

- **Application Number:** 87/62/01869/B1
- **Last Updated:** 22 April 1987
- **Proposal:** Use of premises for the restoration and sale of furniture
- **Decision:** *Granted Conditionally*

- **Application Number:** 2018/62/92301/W
- **Proposal:** Change of use from retail/light industry (A1/B1) to 7 flats (C3)
- **Works Involved:** Demolition, roof extension, other alterations, and creation of parking area
- **Decision:** *Conditional Full Permission*

- **Application Number:** 2023/62/93624/W
- **Proposal:** *External alterations to a building, including reorientation, increasing the roof height, raising the eaves, and other related changes*
- **Decision:** *Refused (permission not granted)*

3.0 Proposal

Site History & Previous Alterations

External works on the building began around 2019/2020 under the previous ownership and continued until very recently. During this period, the previous owner reoriented the roof without installing the proper structural supports—resulting in a severely unsafe condition that necessitated urgent remedial measures. In addition, extra windows were added on both side elevations; notably, those on the east raised significant overlooking concerns for neighbouring properties. Although the problematic windows on the west elevation have since been removed, the prolonged and unregulated nature of these external alterations caused ongoing disturbance and considerable strain on local residents. Under the new ownership, a dedicated team including an architect, engineer, contractors, and other consultants have been appointed to address several internal issues—mainly those relating to building regulations—ensuring that the internal spaces now fully comply with current standards. Furthermore, all urgent safety concerns were addressed immediately, and the roof has been fully rectified so that it is no longer unsafe. These remedial works were completed to a higher standard than basic requirements, as confirmed by independent consultants. The applicants now seek to regularise the outstanding external issues, particularly the formerly unsafe roof reorientation, to restore safety, stability, and community confidence in the building.

Proposal Description

Retrospective full application for a single gable roof atop the existing three-storey block at 444 Wakefield Road, Dalton (replacing two smaller gables).

3.1 Appearance

Design & Scale

A single, continuous gable provides a cleaner, more coherent profile than the previously consented dual-gabled form.

The raised eaves (6.7 m) and ridge (8.3 m) remain proportionate to the three-storey mass.

3.2 Materials

Front façade in natural stone; roof clad in slate tiles; painted render to side/rear—matching adjacent terraces.

3.3 Streetscene integration

Completed roof reads as an integral part of the building rather than an ad-hoc extension.

Set back behind neighbouring plots, its additional bulk is less conspicuous and sits comfortably within the terrace rhythm.

3.4 Impact on Neighbouring Visual Amenity

Neighbours acknowledge only a minimal increase in roof bulk and confirm no material change to their outlook, views or daylight.

3.5 Access, Parking, Cycle Storage & Garden

Vehicle Access & Parking (LP21/LP22)

Six off-street parking bays plus bin stores remain unchanged from consent 2018/92301, fully compliant with the Kirklees Highway Design Guide.

3.2 Cycle & Pedestrian Connectivity (LP23)

Secure cycle stands (one per flat) can be provided within the existing bin-store area, in line with the Core Walking & Cycling Network SPD.

Pedestrian access onto Wakefield Road remains unchanged, with safe footway links to local services.

3.3 Private Amenity Space

The rear garden for residents is unaltered.

A 13.5 m separation to west-side neighbours ensures only limited, morning-only shading and preserves garden usability.

4.0 Justification of Work

Principle & Housing Need (LP1/LP3/LP7/LP15; NPPF Ch 2 & 5)

Six flats in a defined local centre (LP3), making full use of brownfield land (NPPF Ch 11).

National policy (NPPF §60) and Kirklees's housing targets require a boost to supply.

Reverting to two gables would reduce floor area and likely eliminate two flats, undermining housing delivery in a sustainable location.

4.1 Neighbour Engagement

Directly adjoining occupiers were re-consulted; no objections received, indicating broad acceptance of the finished form.

4.2 Residential Amenity (LP24(b); NPPF Ch 12)

Overbearing/Shading: 45° daylight/sunlight tests show negligible overshadowing to No 448 after 10 am in summer.

Overlooking: Side windows will be obscure-glazed with cills ≥ 1.7 m, satisfying the original condition.

Visual Impact: Internal views and daylight remain very similar to the building's previous form.

4.3 Design & Character (LP24(a)/(c); NPPF Ch 12)

The streamlined gable is sympathetic to local character and enhances architectural coherence.

4.4 Biodiversity & Geodiversity (LP30; NPPF Ch 15)

No habitats are lost.

Minor soft-landscaping (e.g. planters or green-roof detail) can be secured by condition to achieve modest biodiversity net-gain.

4.5 Climate Change & Air Quality (LP51; NPPF Ch 14)

The new roof allows upgraded insulation and modern vapor controls—improving thermal performance and reducing carbon emissions.

No new air-quality impacts arise.

4.6 Neighbour Improvements

Following the previous owner's works, the shared footpath serving Nos 432, 434, 436, 438, 440 and 442 was destroyed and the adjacent stone boundary wall was demolished.

The applicant commits, at their expense, to fully reinstate and widen this footpath to improve neighbour access and safety.

5.0 Conclusion

The completed single-gabled roof:

Forms a cohesive, context-sensitive addition that integrates seamlessly into the streetscene;

Causes only minimal visual impact, which neighbours confirm does not materially affect their views or daylight;

Fully complies with parking, access, cycle provision, amenity and biodiversity standards;

Safeguards six much-needed homes without losing flats;

Delivers community benefit by reinstating and widening the shared path;

Provoked no objections during re-consultation and aligns with the presumption in favour of sustainable development (LP1; NPPF §11).

Having carefully considered the proposal against the Development Plan and all other material considerations, the application clearly constitutes sustainable development, for the following reasons:

Full Policy Compliance: All relevant Local Plan policies (LP1, LP2, LP3, LP7, LP15, LP21, LP22, LP23, LP24, LP30, LP51) and the NPPF's aims for design, amenity, housing delivery, climate response and biodiversity are satisfied.

Negligible Harm: Any increase in bulk is minimal—neighbours confirm no significant loss of light, outlook or views. Highway safety, parking, cycle and pedestrian connections remain unaffected.

Positive Benefits:

Delivers six much-needed flats in a local centre, supporting Kirklees' housing targets and national policy to "significantly boost the supply of homes" (NPPF §60).

Reinstates and widens a shared footpath, directly remedying past damage and enhancing local connectivity.

Upgrades to insulation and potential soft-landscaping deliver modest carbon and biodiversity gains.

No adverse impacts have been identified that would outweigh these benefits. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the presumption in favour of sustainable development at paragraphs 10–11 of the NPPF, the Local Planning Authority is therefore urged to grant planning permission.

Should the Council be minded to approve, the applicant welcomes any reasonable conditions—such as securing obscure glazing, cycle stands, landscaping details and footpath reinstatement specifications—to ensure the scheme delivers its full potential.