

Design and Access Statement

Project: 118 Deyne Road, Netherton, Huddersfield.

Project No: 283

Date: 30th June 2025.

1.0 Introduction

This design and access statement has been produced to support a householder planning application for erection of a single storey side extension at 118 Deyne Road, Netherton, Huddersfield.

This document should be read in conjunction with Bamford Architectural Ltd. drawing nos. 283 (0-) 01 & 02.

2.0 Project Location

The property is located on Deyne Road, to the west of the village of Netherton. It sits to the south of Dean Wood which is green belt, but the site is not within the green belt.

3.0 Site History / planning.

Previous planning applications

An application for a replacement flat roof with a hipped roof was approved in April 2023, the work has since been carried out. This alteration was towards the west side of the property. See planning application no. 2023/62/90500/W for details.

The site retains its permitted development.

A side extension could be erected under permitted development, subject to meeting the relevant criteria. Whilst the proposed wall materials are similar to the existing property (timber clad gables), the roof material differs and so planning permission is required.

4.0 Design

Requirements / brief

The current owner wishes to erect a new lightweight constructed timber clad sunroom extension to the east elevation of the property to provide an improved link with the generous garden.

Size / massing

The existing property is 15.4m measured along the front elevation and has an eaves height of 2.25m from the building finished floor level or a max. eaves height from the lowest external level of just over 3.1m. The ridge of the property is 5.2m from the building finished floor level or a max. height of 6.22m from the lowest external level.

The extension proposed is set back from the projecting gable of the property by 4.9m and measures 4.5m front to back with a side projection of 4 m from the existing side elevation. The eaves are set to match the existing property with a ridge set 1.3m below the existing.

The extension will sit approx. 11m from the east and south boundaries.

The building replicates the form of the existing building with a dual pitched roof and end gable.

Materials / structure

The extension is to be formed utilising well-insulated timber frame construction, as such the building is to be clad using lightweight materials.

The walls are to be clad using timber cladding and the roof will be clad using dark grey standing seam cladding panels, this will provide a contemporary add on with a nod to the existing building.

5.0 Access

Access to the site will be unaffected and there is ample parking.

Access to the property will be improved by providing a better link with the garden.

6.0 Conclusion:

The proposed scheme improves the existing property and will enhance the street scene.

The property retains its permitted development rights, so a side extension could be erected.

The extension is small scale in relation to the existing property.