

REF: DAS

Design and Access Statement: Proposed Wooden Garage

Site Address: 427 Wakefield Road, Huddersfield, HD58DB **Applicant:** Martin Richards **Date:** 30/06/2025

1. Introduction

This Design and Access Statement accompanies the planning application for the erection of a single-storey wooden garage within the rear garden of 427 Wakefield Road, Huddersfield, HD58DB. This statement addresses the design principles and access arrangements of the proposed development, demonstrating how it responds to the site's context and local planning policies.

2. Site Context

The application site is located at 427 Wakefield Road, Huddersfield, HD58DB, a semi-detached dwelling situated within a residential area in Huddersfield. The property features a small front garden and large rear garden with existing driveway down to the and existing wooden garage. The surrounding area is characterised by similar residential properties with varying architectural styles. The proposed garage will be located in the rear right corner of the rear garden, in line with the existing drive which will be extended down to the proposed garage. The existing garage will be demolished.

3. Design Principles

3.1. Amount

The proposed garage will be a single-storey structure with external dimensions of approximately 8 metres length x 3.2 metres width x 2.9 metres height to ridge. Its external footprint is 31.5 square metres. Its internal floorspace is 30 square metres. This size has been carefully considered to provide adequate space for one classic car and a motorbike without dominating the garden or appearing disproportionate to the main dwelling or neighbouring properties.

3.2. Layout

The garage is proposed to be sited in the north-east corner of the rear garden/parallel to the existing boundary fence/set back from the main dwelling at 20cm from the side boundary and 1 metre from the rear boundary. This positioning has been chosen to:

- Minimise visual impact from the main dwelling and neighbouring properties.
- Allow for efficient vehicle access and manoeuvring.
- Retain a significant portion of the existing garden space for amenity use.
- Avoid disruption to existing mature planting where possible.
- Ensure adequate separation from the main dwelling to maintain light and outlook.
- Allow more mid-day sunlight into neighbouring gardens.

3.3. Scale

The scale of the proposed garage is modest and subservient to the main dwelling. With a ridge height of 2.9m and eaves height of 2.6m, it is designed to be in keeping with typical ancillary garden structures. The chosen scale ensures it will not appear overbearing when viewed from the property itself or from adjacent gardens.

3.4. Appearance

The proposed garage will feature a pitched roof, sympathetic to the architectural style of the main dwelling and local vernacular.

- **Materials:** The primary external material will be treated timber, reflecting a natural and traditional aesthetic. This choice of material will allow the garage to blend harmoniously with the garden environment and complement the existing dwelling.
- **Roofing:** The roof will be covered with mineral felt, chosen for its durability and low visual impact/traditional appearance.
- **Doors & Windows:** The garage will feature double timber garage doors on the front elevation, matching the timber aesthetic. Two small timber-framed windows will be located on the side elevation to provide natural light, positioned to avoid overlooking.
- **Colour Palette:** The natural tones of the timber will be maintained to integrate the structure into the garden landscape.

3.5. Landscaping

The proposal includes some landscaping enhancements around the garage to ensure it integrates seamlessly with the garden. This will include extending the height of the boundary fence and level of ground / extension of drive down to the proposed garage. Existing mature planting will be retained wherever possible to maintain the established character of the garden.

4. Access

4.1. Vehicle Access

Vehicle access to the proposed garage will be via the existing dropped kerb and driveway from Wakefield Road.

4.2. Pedestrian Access

Pedestrian access to the garage will be from the main dwelling via the existing garden paths and surfaces. The approach to the garage doors will be level, ensuring safe and easy access for users.

4.3. Accessibility

While a garage is not typically subject to the same accessibility standards as a habitable dwelling, the design incorporates practical considerations. The ground level access to the garage ensures ease of use for all, including those with limited mobility, by avoiding steps or significant changes in level at the entrance.

5. Conclusion

The proposed wooden garage has been carefully designed to be a functional, attractive, and sympathetic addition to the property. Its modest scale, appropriate materials, and considered siting ensure it will integrate well with the existing dwelling and garden, while minimising impact on neighbouring properties and the wider environment. The access arrangements are safe and practical, and the proposal demonstrates a commitment to achieving a measurable biodiversity net gain in line with national policy.

We trust that this statement provides sufficient information for the Local Planning Authority to assess the merits of the proposal and grant planning permission.