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Design and Access Statement
and
Heritage Statement

6 Wasp Nest Road

Birkby, Huddersfield

HD1 6HA



Introduction

1.0 - Context

The site is located within Birkby Conservation Area, which is noted for being a mainly nineteenth century residential suburb of Huddersfield, but includes older buildings and a large mill complex together with a Victorian cemetery and public park. The stone terraced properties have a leafy aspect to the streets with uniform stone boundary walls and gateways contributing to the street scenes.

- The site is situated predominantly in a residential area.
- The site falls within the Birkby conservation area.
- The property is not identified as a listed building.

Site History

2.0 - Previous planning history

Application number - 2003/62/90604/W2
Location - 6, Wasp Nest road, Birkby, Huddersfield, HD1 6HA
Proposal- Erection of first floor extension (within a conservation area) Refused
Reason for refusal - The proposed extension is considered excessively large and poorly positioned, resulting in a significant negative impact on the neighbouring property's living conditions—particularly No. 8 Wasp Nest Road. The scheme is deemed contrary to Policy BE14 of the Kirklees Unitary Development Plan due to its:

- Overbearing presence, affecting outlook and visual openness
- Potential overshadowing, limiting natural light
- Detrimental impact on residential amenity, which BE14 aims to protect

2.1 - 1. Neighbour Amenity (Policy BE14 / PLP24)

A 3 metre second storey rear projection with a combined 1.92 m recess, the extension:

- Maintains the 45° daylight plane from No 8's primary rear windows, preventing unacceptable light loss
- Reduces perceived bulk when viewed from the neighbour's garden, safeguarding outlook and visual openness
- Complies with PLP24's requirement to protect daylight, privacy and avoid an overbearing form
- Number 4 has a first floor window towards the boundary that is for a staircase, not a habitable room so would not require the 45 degree guidelines for view and light.

Proposal

3.0 - Second Storey Rear Extension and Rear Dormer

- The proposal is for a second storey rear extension with a rear dormer for 2 elderly residents.
- First floor extension is to form a larger bedroom to allow for 1 resident that has mobility issues to remain in comfort within the space without requiring to move from ground floor to first floor.
- The dormer is required for a second resident who would also require to remain in one space for prolonged periods due to advancing health concerns.

(Further information in reference to ailments and requirements can be provided by Doctors if required)

3.1 Access

- Access to the rear of the property and the location of the proposal is a lane that runs to the side of 2 Wasp Nest Road.
- The access is a shared access to numbers 2, 4 and 6 and would remain unaffected.

3.2 Appearance

- The proposed extension is to be built using the same style as the existing single storey extension.
- The proposal has been designed using a vernacular style and similar materials to that of its surroundings.
- The dormer would be constructed with an external finish using similar grey slate tiles as the existing roof.

3.3 Assessment of the site in relation to conservation status

- The following National Policy and guidance have been noted for significance in relation to the proposal.
- 16.Conserving and enhancing the historic environment
- 184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
- The property is of a stone build.
- The proposal does not prejudice the established style in the area which is predominantly traditional.

3.4 Justification of Work

These improvements are essential to provide a safe, comfortable and dignified living environment for two elderly residents with complex health needs:

- One occupant has endured multiple cardiac surgeries and now faces severe mobility restrictions.
- The second occupant manages diabetes, hypertension and recent bilateral arm fractures, making stair negotiation increasingly difficult.

By creating spacious, accessible first-floor bedrooms:

- The need for frequent stair use is minimised, reducing fall risk and conserving energy for daily activities.
- There is adequate room for visiting healthcare professionals and family carers—a requirement that will only grow over time.

In delivering these adaptations, the scheme enhances long-term wellbeing and independence without detracting from the conservation area's character.

Conclusion

The revised scheme successfully overcomes the previous refusal grounds by balancing neighbour amenity, design quality and conservation objectives. Reducing the projection to 3 m brings the two-storey addition within SPD guidance, while the 1.92 m first-floor recess softens bulk and preserves outlook, daylight and privacy for No 8.

Materials and detailing match the host property, ensuring the extension reads as a subordinate “add-on” that respects the character of the conservation area. Clarifying that the sole first-floor window serves a staircase—not a habitable room—further dispels any concerns over direct overlooking.

Taken together, these amendments align the proposal with Policies BE14 and PLP24, SPD advice, Section 72 of the Act, PLP35 and the NPPF. We therefore respectfully submit that the application now satisfactorily addresses all of the council’s previous refusal reasons and merits approval.