

Design and access statement

PROPOSAL: First floor extension and single storey rear extension at:

**35 Moor Park Avenue,
Beaumont Park,
Huddersfield
HD4 7AL**

CLIENT: T. Abrar



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Introduction

This Design and Access Statement has been prepared by PAD Architecture and accompanies the planning application for the proposed extensions at 35 Moor Park Avenue, a detached bungalow within Beaumont Park, Huddersfield.

The development includes a single-storey rear extension with a lantern roof, measuring approximately 2.75 meters in height, and a first-floor extension within the existing footprint, extending upward by approximately 2.55 meters.

The aim of these developments is to enhance internal living space, maximize natural light, and maintain the architectural integrity of the property, in accordance with national policies and local guidance.

Importantly, there are several examples within the street of similar bungalow conversions and extensions, which establish a precedent and demonstrate the acceptability of such proposals in this location.

Site Context

The property is a detached bungalow situated within a mature residential neighbourhood characterized by established gardens and landscape features.

The street contains several other bungalows that have been successfully converted into houses or extended in a manner consistent with this proposal.

This pattern of development reflects the flexibility and character of the area and supports the acceptability of similar extensions.

The site is not within a conservation area or other protected zone, allowing development under permitted development rights, subject to compliance with relevant policies.

Design Principles

The design has been guided by the following principles:

Respect for Existing Character:

The extensions will match the existing building in materials, window styles, and roof form. The first-floor extension will follow the current footprint, and the rear extension will feature a lantern roof to maximize natural light, consistent with guidance from the Kirklees SPD and national policies (NPPF, Paragraph 130).

Minimize Visual Impact:

The rear extension's height of 2.75 meters and lantern roof design ensure it remains subordinate and visually unobtrusive, aligning with the character of the street and existing bungalow conversions.

Reflect Local Development Patterns

The presence of multiple similar bungalow-to-house conversions in the street demonstrates a local precedent that supports the acceptability of this proposal.

Optimize Daylight and Ventilation

The lantern roof design will flood the interior with natural light, creating a bright, airy space, reducing reliance on artificial lighting.

Sustainable Design

External finishes will match existing stonework, and energy-efficient features will be incorporated where feasible.

Design Details

Rear Extension

A single-storey extension with a lantern roof, approximately 2.75 meters high. The lantern roof allows maximum natural daylight to enter, enhancing internal brightness and ventilation.

The external walls will be finished with matching stonework to ensure visual harmony and consistency with the existing building, with weatherproof glazing for the lantern structure.

First-Floor Extension

An upward extension within the existing footprint, increasing the height by approximately 2.55 meters.

The roof will match the existing roofline, and windows will be symmetrically placed to maintain visual balance and architectural harmony.

Windows and Roof

The windows will replicate existing styles and placements, and the roof will be consistent with the current building. The lantern roof will be designed with high-quality glazing and weatherproofing.

Access and Impact

The development involves internal modifications and extensions within the current footprint, with no changes to existing vehicular or pedestrian access. The design minimizes disruption and aligns with the guidance from the SPD and NPPF.

Environmental and Sustainability Considerations

The extensions will incorporate insulation and sustainable building materials to improve energy efficiency.

The lantern roof's natural daylight maximization reduces reliance on artificial lighting, supporting sustainability objectives.

Relevant Policies from the NPPF and Kirklees SPD

NPPF Paragraph 8, 124, 130, 134: Emphasize sustainable development, high-quality design, and respect for local character.

Kirklees SPD "Extensions to Dwellings" (or relevant title):

Design and Materials: Extensions should harmonize with the existing building, using appropriate materials such as stonework, with symmetrical windows and consistent roof forms.

Scale and Proportions: Extensions should be subordinate and not overpower the original structure.

Impact on Neighbours: Extensions should avoid adverse effects on neighbouring amenity, daylight, and privacy.

Roof Design: Lantern roofs are acceptable where well-designed to improve natural lighting without harming visual amenity.

These policies support the proposed design, especially considering the existing pattern of similar developments in the street.

Conclusion

The proposed rear extension, featuring a lantern roof at approximately 2.75 meters in height, along with the first-floor upward extension, has been designed to enhance internal space, maximize natural light, and respect the character of 35 Moor Park Avenue.

The presence of numerous similar bungalow-to-house conversions in the street demonstrates that this type of development is well-established and appropriate in this context.

The development complies with permitted development rights, national policies, and local guidance, contributing positively to the residential environment while minimizing impact.