



UHDesign
Architectural Services



07704906935



Umar@UHDesign.co.uk

Design and Access Statement

46 Woodhouse Grove

Huddersfield, West Yorkshire

HD2 1AS



Introduction

1.0 Context

- The property is located in **Fartown**, Huddersfield, within a well-established residential setting approximately 1 mile north of the town centre.
- The dwelling is a **two-storey, semi-detached residential property**, at the end of a cul de sac, set within a red line boundary of approximately **205 m²**.
- The site does **not** fall within a conservation area, and the property is **not identified as a listed building**.
- The front of the site offers **off-street parking for two vehicles** via an existing hardstanding.
- The rear of the site comprises a **private garden** of level, grassed amenity space, offering suitable external provision for a family dwelling. The previously raised garden has been leveled for reasons mentioned below.

Local Planning History

2.0 - Previous local relevant planning permission

- 2020/62/93518/W -
- Erection of two storey side and three storey rear extensions (Approved)
- 2016/62/94305/W -
- Erection of two storey rear and single storey side extensions (Approved)

Proposal

3.0 - Two Storey Rear extension

- The proposal is for a two storey rear extension that projects to the side.
- Projection of 3 metres.
- The proposal is to add an additional room on the ground floor to allow it to be more functional for the needs of an elderly resident. It will be required in the near future to be usable as a bedroom when mobility issues progress.
- The proposal will add an additional bedroom and remodelled bathroom on the first floor.

3.1 Appearance

- The proposed extension is to be built using the same brick as the existing property and render on the first floor as existing.
- The proposal has been designed using a vernacular style with brick and similar materials to that of its surroundings.

3.2 Access, Parking and Garden

- Access to the property is off Woodhouse Grove and will remain unaffected by the proposal
- The front garden has parking for 1 vehicle off street parking.
- The access and parking is to remain unaffected as the extension is built to the rear.
- The Side and Rear garden is approximately 105 square metres.

3.3 Justification of Work

- The primary driver for the extension is the care and accommodation needs of an elderly resident, enabling step-free, accessible living within their immediate family environment.
- The submitted drawings demonstrate that the proposal is built close to the boundary. A patio door on the neighbouring property is shown with an indication of 45 degrees and is sensitively sited with respect to the property boundary.
- The neighbouring property has a first-floor bathroom window, which is obscurely glazed, thereby eliminating concerns regarding overlooking or loss of privacy.
- The roof is a hip roof and as low as possible pitch, the massing, depth and roof profile have been developed to minimise any sense of overbearing and to protect daylight penetration to neighbouring dwellings.
- The proposal will not harm the vernacular style of the area or the street scene.
- The proposal will not increase the requirements of car parking.
- Due to the property being detached and the sun path, neither the property itself or neighbouring properties 48 and 44 would be affected by shadowing or their visual amenity.
- The extension projecting to the side leaves approximately 1.8 Metres to the boundary and an approximate 7 metres from the adjoining neighbouring property (no 48).

4.0 Conclusion

In conclusion, this two-storey rear extension has been meticulously designed to serve the evolving needs of an elderly occupant while fully satisfying local and national planning requirements:

- **Adherence to the Kirklees House Extensions and Alterations SPD**
 - The 3 m rear projection is within the SPD's prescribed limit for semi-detached dwellings. A low-pitched hipped roof and restrained eaves height ensure the extension remains subordinate to the host property, avoiding undue bulk.
 - Daylight and privacy are protected by maintaining at least 7 m to No 48 and applying the SPD's 45° sightline test; no new side-facing habitable windows are proposed, and the neighbouring bathroom is already obscure-glazed.
 - Exterior finishes—matching brickwork to the ground floor and painted render above—preserve material continuity and respect the character of both the parent building and the wider streetscape.
- **Compliance with National Planning Policy (NPPF)**
 - The proposal responds to the NPPF's call for high-quality, inclusive design, employing traditional forms and locally-appropriate materials to reinforce the area's distinctiveness.
 - By delivering a ground-floor bedroom and step-free access throughout, the scheme incorporates the principles of adaptable living, promoting long-term residential flexibility.
- **Building Regulations Part M4(2) "Accessible and Adaptable Dwellings"**
 - The layout has been configured to meet Part M4(2) standards, with level thresholds, widened doorways, and a generous ground-floor bedroom and bathroom. This ensures the home can be easily adapted—through grab rails, wet-room conversion or other modifications—as the occupant's mobility requirements evolve over time.
- **Amenity and Highway Considerations**
 - Existing vehicular access and off-street parking remain unchanged, avoiding any additional demand on local roads.
 - Over 100 m² of private garden and a minimum 1.8 m side gap maintain generous outdoor amenity for both the occupiers and neighbouring properties.

Taken together, the proposal provides essential, future-proofed accommodation for an elderly resident without compromising the character of the dwelling, neighbouring amenity or highway safety. It therefore represents a sustainable and fully compliant extension in planning terms.