Design and Access Statement

Proposal: Erection of a Detached Dormer Bungalow to Replace Previous Garage
Address: 16a Salisbury Road, Scholes, Cleckheaton, West Yorkshire
Prepared For: Mr Hillas
Date: July 2025

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1. Introduction

This Design and Access Statement supports a full planning application for the construction of a new detached dormer bungalow at 16a Salisbury Road, Scholes, Cleckheaton, West Yorkshire. The document outlines the key design principles and access considerations that have informed the development proposal and demonstrates how the proposed dwelling responds appropriately to the site's context and local planning policy.

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2. Site Context and Analysis

The application site is located to the rear of existing properties on Salisbury Road, in a well-established residential area of Scholes. The surrounding context comprises predominantly semi-detached and detached housing with a mix of traditional and modern design features.

The plot, currently garden land associated with 16 Salisbury Road, is accessed via a private drive and is generally level, with boundaries defined by existing fences and stone walls. The site benefits from good access to local amenities, including shops, schools, and public transport links.

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3. Design Proposal

Use

The proposed development is for a single residential unit – a detached dormer bungalow – intended for private ownership. This is in keeping with the surrounding land use and supports local housing need.

Amount

One new 2-bedroom dwelling is proposed, offering appropriate living accommodation and off-street parking, while maintaining a low density in line with the character of the area.

Layout

The bungalow is positioned to make optimal use of the site, ensuring adequate separation distances from neighbouring properties to protect privacy and reduce potential for overlooking. A private garden area will be provided to the rear and side, with on-site parking and turning space to the front.

Scale

The proposed dwelling is of single-storey scale with 2 small dormers to the front and one small dormer to the rear that will be obscure glazed, providing first-floor accommodation without dominating the site or adjacent properties. The building's height has been kept modest to ensure visual harmony and minimise impact on neighbouring amenity.

Appearance

The bungalow will adopt a traditional design with contemporary elements. Materials will be sympathetic to the local vernacular, natural stone walling, slate roofing, and UPVC windows in a neutral colour palette. Dormers are designed to be proportionate and in keeping with the roof form.

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4. Landscaping

Soft landscaping will be introduced around the dwelling to enhance visual amenity and integrate the development into the suburban setting. Boundary treatments will be retained or replaced where necessary to maintain privacy and security. A sustainable drainage strategy will be incorporated to manage surface water.

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5. Access



Viewing South down Salisbury Road



Viewing North up Salisbury Road

Vehicular Access

Access to the site will be via an existing driveway from Salisbury Road. The site layout includes a parking area for at least two vehicles and a turning space to enable forward entry/exit from the site.

Pedestrian Access

The main entrance is located to the front of the dwelling and is easily accessible from the drive. Pathways will be level or gently graded to ensure ease of movement.

Inclusive Access

The design complies with Part M of the Building Regulations, providing step-free access into the property and suitable internal circulation for occupants with limited mobility.

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6. Sustainability and Energy Efficiency

The bungalow will be designed to meet current Building Regulations in terms of energy performance, including high levels of insulation, energy-efficient glazing, and low-energy lighting and heating systems. Opportunities for incorporating renewable energy (e.g., solar PV) to be incorporated at a later stage.

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7. Planning Policy Context

The proposal has been developed in accordance with the **Kirklees Local Plan**, and national planning policy, notably the **National Planning Policy Framework (NPPF)**, which encourages sustainable development and the efficient use of land for housing. The design respects the character of the local area while contributing to local housing supply.

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8. Conclusion

The proposed detached dormer bungalow at 16a Salisbury Road is a well-considered development that responds positively to the site context, provides a high standard of accommodation, and makes efficient use of available land. The design is sympathetic in scale, character, and appearance to the surrounding residential area and addresses all necessary access and sustainability considerations. The proposal is far superior to what is there as existing, which has become unsightly for neighbouring properties.