

Design and Access Statement

Project: 70 Barnsley Road, Upper Cumberworth, Huddersfield.

Project No: 214

Date: 4th August 2025.

1.0 Introduction

This design and access statement has been produced to support a householder planning application for erection of a single storey rear extension at 70 Barnsley Road, Huddersfield.

This document should be read in conjunction with Bamford Architectural Ltd. drawing nos. 214 (0-) 01- 03.

2.0 Project Location

The property is located on Barnsley Road, to the south east of the village of Upper Cumberworth

The site is not within the green belt, but the land to the south is.

3.0 Site History / planning.

Previous planning applications

An application for a 2 storey extension and bay window was refused in 1990, see application no. 90/62/02711/C5.

Another application was then submitted and approved in December 1990 for a 2 storey extension and detached garage, see application no. 90/62/05303/C5. These works were carried out.

An application for a lawful development for a rear extension was submitted in 2022 by Bamford Architectural Ltd.

The development was deemed unlawful due to the extension placement in relation to a previously demolished rear outbuilding that was assumed to be part of the original dwelling.

The site retains its permitted development rights.

4.0 Design

Requirements / brief

The current owner wishes to erect a new sunroom extension to the south elevation of the property to provide an improved link with the generous garden.

Size / massing

The proposed extension projects from the rear of the property by just over 6m and is just under 4.5m wide, it is 3.2m to the top of the coping stones.

The extension is set flush with the side of the existing gable.

The extension will sit approx. 1.6m from the western boundary. The side elevation will not contain windows and will enhance the privacy for the applicant and neighbouring property.

Materials

The extension is to be formed from natural stone to match the existing property.

The roof be formed as a grey / black flat roof, but this will be concealed by the natural stone parapets. A roof lantern is proposed to ensure the existing dining room receives good levels of natural light.

5.0 Access

Access to the site will be unaffected and there is ample parking.

Access to the property will be improved by providing a better link with the garden.

6.0 Conclusion:

The proposed scheme improves the existing property and will enhance the street scene.

The property retains its permitted development rights, so large outbuildings could be erected up to 50% of the garden.

The extension is small scale in relation to the existing property.