

Planning Statement

Proposed Development: Erection of two-bedroom dormer bungalow facing Earls Avenue

Site Address: Rear of 14 Lincroft Avenue, Huddersfield, HD5 8DS

Applicant: Colin Smith

1. Introduction

This Planning Statement supports the application for the erection of a two-bedroom dormer bungalow on unused land to the rear of 14 Lincroft Avenue, Huddersfield. The proposed dwelling will front onto Earls Avenue and has been designed to complement the character of neighbouring properties while providing a high-quality, adaptable home suitable for a range of occupants.

The proposal has been developed in accordance with the principles of the National Planning Policy Framework (NPPF) and Kirklees Local Plan policies, including LP24, LP22, and LP28, as well as the Kirklees Housebuilders Design Guide SPD.

2. Site Description

The site is located within a well-established residential area characterised by detached and semi-detached homes. It is currently unused and benefits from an existing dropped kerb for vehicular access. The surrounding properties feature traditional materials such as brick and render, hipped tiled roofs, and landscaped front gardens.

3. Proposed Development

The proposed dormer bungalow has been designed to reflect the architectural character of the surrounding area while offering a modern, adaptable living space. It will feature a combination off-white render and red brick detailing, a pitched/hipped tiled roof, and anthracite grey UPVC windows and doors, all chosen to suit the style of neighbouring properties.

The internal layout is arranged across two levels:

Ground Floor:

The ground floor of the proposed dormer bungalow is designed to support flexible, modern living. It features a spacious open-plan kitchen, dining, and living area, enhanced by three Velux roof windows that provide generous natural light. A separate living room offers a quieter, more private space. The layout also includes a good-sized family bathroom and a utility room—both fitted with frosted windows to maintain privacy while allowing light into the interior. Importantly, the property has been designed with accessibility in mind: a hallway with a suitably wide entrance door ensures ease of access for wheelchair users, making the home inclusive and adaptable for varying mobility needs.

Upper Level (Dormer Roof Space):

The upper level, located within the dormer roof structure, comprises two large double bedrooms, both with en suite bathrooms, and dedicated loft storage space. The dormer has been carefully positioned to maintain visual balance and reduce massing, in response to previous council feedback. The hipped roof design further addresses concerns around overshadowing, with its slopes oriented to minimise impact on neighbouring properties and allow more natural light into adjacent gardens.

Outside

Externally, the proposal includes a rear patio area measuring approximately 1.5 metres by 8 metres, providing a practical and attractive space for outdoor use. At the front of the property, a lawned garden offers soft landscaping, complemented by a driveway that accommodates off-street parking. In response to previous concerns raised during consultation, the design allows for discreet bin storage at the front ensuring waste management is accessible. The external layout has been carefully considered to enhance the usability of the site while remaining sympathetic to the character of the surrounding area.

4. Planning Policy Context

The proposal aligns with the key principles of the NPPF and relevant policies within the Kirklees Local Plan, including:

LP24 – Design: The bungalow has been designed with traditional materials (red brick and off-white render), a modest scale, and a hipped roof to reduce overshadowing — all of which reflect the character of surrounding homes. The layout ensures privacy and avoids overlooking, Level thresholds and an inclusive entrance support accessibility.

LP22 – Sustainable Transport: The site benefits from an existing dropped kerb and includes a 5 m permeable driveway, reducing pressure on on-street parking. An electric vehicle charging port is included, and pedestrian access is safe and convenient, supporting sustainable travel choices.

LP28 – Drainage and Flood Risk: The proposal includes permeable paving to manage surface water drainage. Drainage provisions have already been approved under Building Regulations, and the site is not located within a flood zone, ensuring compliance with flood risk management requirements.

It also reflects the guidance in the Kirklees Housebuilders Design Guide SPD, which encourages context-sensitive, sustainable, and inclusive residential development.

5. Assessment of Key Planning Issues

Design and Character

The proposed dormer bungalow has been carefully designed to complement the surrounding built environment, both in form and finish. Its shape and roof profile are consistent with neighbouring properties, ensuring it blends

seamlessly into the existing streetscape. The use of red brick and off-white render directly reflects the materials found throughout the area.

The scale and massing have been deliberately kept in proportion to the plot, avoiding any sense of overdevelopment. The building sits comfortably within its setting, with a height and footprint that respect the rhythm and spacing of nearby homes. This considered approach ensures the proposal will not appear overbearing or out of place.

Every aspect of the design has been informed by local context and previous feedback, resulting in a dwelling that is not only visually appropriate but also sensitive to its surroundings. It represents a high-quality addition to the street, enhancing the character of the area while meeting modern living standards.

Residential Amenity

Frosted glazing and careful window placement preventing overlooking. The hipped roof design was specifically chosen to address previous concerns raised by the council regarding overshadowing. Its slopes are oriented perpendicular to the adjacent terrace houses, reducing visual impact and allowing more natural light to reach neighbouring gardens and windows.

Highways and Access

Vehicular access is provided via the existing dropped kerb, with a driveway capable of accommodating two cars off-street. Pedestrian access is provided via paved pathways and level thresholds, suitable for residents with limited mobility.

Sustainability

The dwelling incorporates high-performance insulation, a gas combi boiler, and an electric vehicle charging port. Materials have been selected for durability and recyclability.

Drainage and Flood Risk

Approved drainage provisions are already in place and have been approved by Building Regulations. The permeable driveway paving supports sustainable surface water management. The site is not located within a flood zone.

6. Conclusion

The proposed dormer bungalow is a modest, well-designed dwelling that respects the character of the surrounding area, provides adaptable accommodation, and meets current planning and building standards. It offers a sustainable and attractive residential option in a location well served by local amenities, with minimal impact on neighbouring properties or infrastructure.

The proposal reflects the guidance set out in Kirklees Local Plan policies LP24, LP22, and LP28, and the Housebuilders Design Guide SPD, ensuring a high-quality, sustainable, and contextually appropriate development.