

03<sup>rd</sup> September 2025

Ref 2025/146 DA

## Design & Access Statement – Extensions & Alterations to 18 Quarryside Road, Mirfield, WF14 9QQ

### 1. Introduction

This Design and Access Statement has been prepared in support of a householder application for the erection of replacement extensions, and alterations to an existing dwelling at 18 Quarryside Road, Mirfield.

The proposal seeks to demolish the existing extensions to the dwelling, as well as an existing detached garage on site. New extensions including –

- Erection of a front entry porch.
- Erection of double storey side extension, with a garage to the ground floor and bedroom over.
- Construction of a new double storey rear extension, with living space on the ground floor with a bedroom within the roof space over.
- Conversion of the existing loft and installation of front and rear dormer windows.
- External works to increase on-site parking provision
- Rendering of the existing property and new extensions as indicated on the submitted proposal drawings.

The proposed design has high environmental performance through the renovation of existing, un-insulated, building elements which are to be refurbished, and the new extensions being to modern standards.

The proposal seeks to create a new family home for the applicant, who has bought the existing property with the goal of refurbishing it to provide accommodation which meets modern family needs.

### 2. Local Context and Site Setting

Quarryside Road runs east to west and sits approximately 1km to the north west of Mirfield town centre.

The road has no dominant architectural style, and is a mixture of both materials, styles and scales of property. The general pattern of development is typically detached properties running along either side of the road with well proportioned plots. Most properties occupy the full width of their respective plots and most houses have been extended and altered over time.

The application site is currently occupied by a detached bungalow which was constructed in the mid 20<sup>th</sup> century. The existing house is of red engineering brick and clay roof tile construction. The house has been extended previously to the rear with a large bedroom extension and smaller kitchen and bathroom extension. These appear to have been built in the 1970/80s from a similar red brick with felted flat roofs. There is also a rendered detached garage.

The existing house is of limited architectural merit and is in need of substantial renovations to allow it to be family friendly, comfortable and more energy efficient. The applicant has explored the potential for demolishing the existing dwelling however made the decision on environmental impact and economic factors that this was not the preferred route.

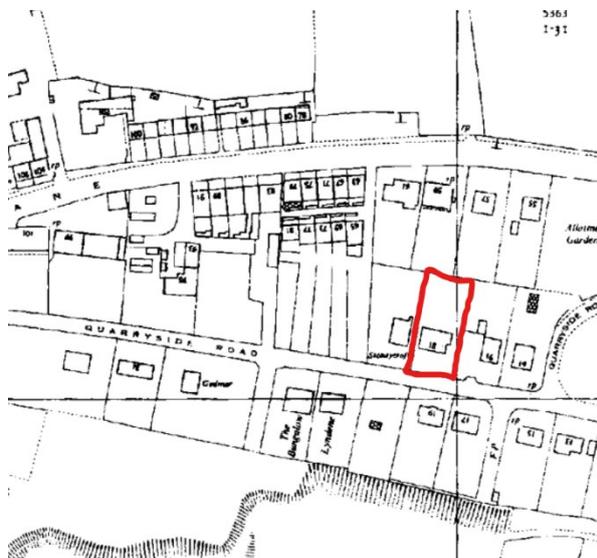
The site is well enclosed as part of the development along Quarryside Road. The site is relatively flat. The land is bounded by:

- North – Two small trees (to be retained) a mixture of hedges and a fence.
- East – A hedge along the garden and then a small fence along the boundary to Nr 16.
- South – A small previously planted boundary along the lane.
- West – A tall hedge runs the full length of the boundary to Nr 20.

To the east is number 16 Quarryside, which is a substantial two storey stone faced dwelling, with brick to side elevations. The property has been extended to the side and front which makes it hard to read the original building.

The property has its principal windows facing to the front and rear, with secondary windows on the side, serving a kitchen, pantry, landing and WC.

To the west is 20 Quarryside, which is a more architectural mid 20<sup>th</sup> century red brick property, with a steep pitched roof with the gable to the road. There is a curved bay window and again main windows face the front and rear. There are only secondary windows to the side elevation which are obscure. Again, this property has seen side and rear extensions.



Quarryside Road first begins to appear on historic mapping in the 1930s with plots beginning to be shown alongside the current road. The existing bungalow and name of the road first appear in a 1955 historic map, as seen on the map extract to the left from the Kirklees Kompass system.

By the 1965 map, most of the road had been developed to the current level. Each plot has its own styling and materiality which will have been a reflection of the owner at the times personal taste leading to an interesting mix of styles and materials.

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The images below show a collection of images from Streetview, showing the broad mix of properties and styles along Quarryside Road.

Image looking from the east toward the site (on the right) showing a mix of render, red brick & stone. Note the existing bungalow is the only single storey property in this view.



Image below looking west from the site, again showing a mix of house sizes, and materials.



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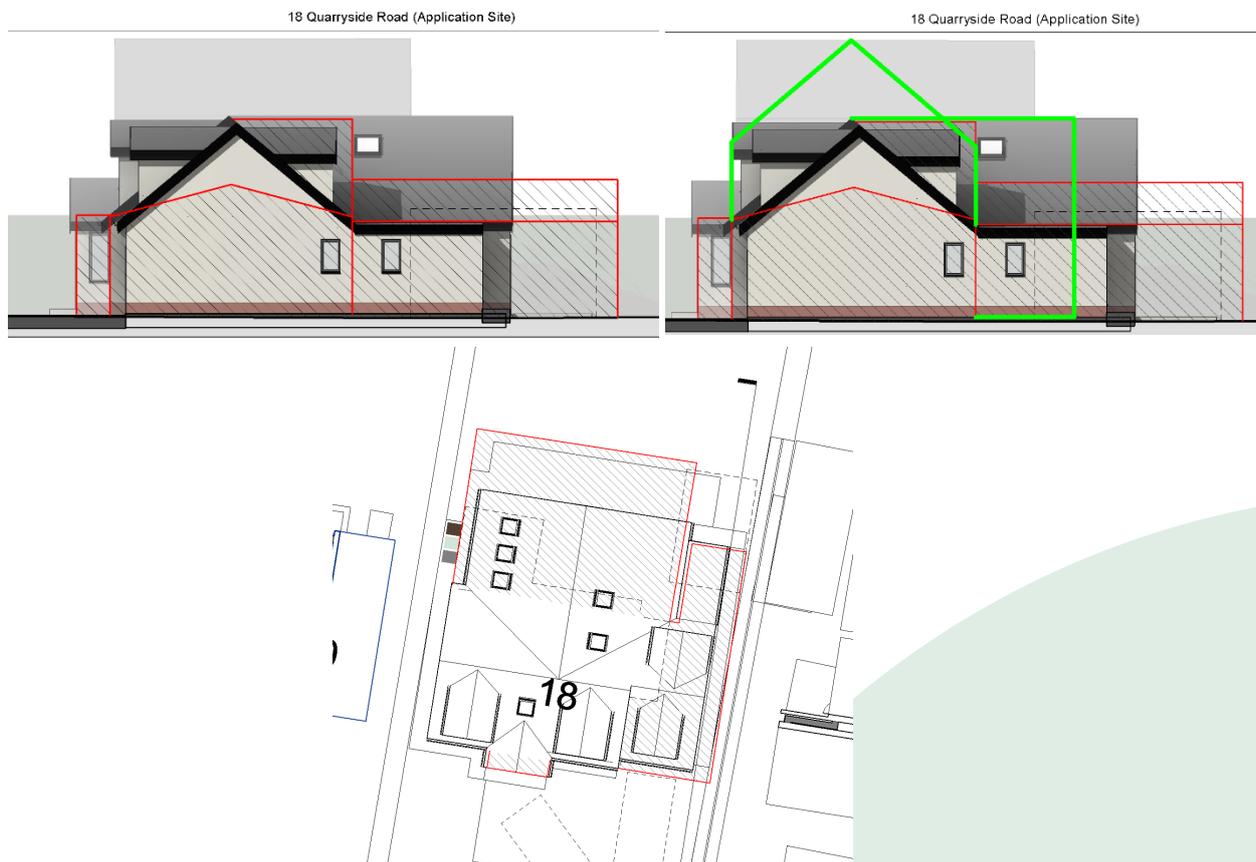
### 3. Scale and Amount

The proposal sees the erection of multiple elements as listed earlier in the document.

The scheme has been designed based on the general principles of scale under development which could be done under the existing house's permitted development rights. As in most cases, utilising multiple elements of permitted development can often lead to a scheme of awkward additions which do not appear as a coherent design.

The applicant is keen to develop the scale of the existing property to offer a more modern flowing layout for their family.

The below diagram shows the proposal drawings overlaid with coloured lines for the extent of what we believe would constitute permitted development (based on prior approval for the rear extension element). The green line on the second elevation overlay denotes a double storey extension with 3m projection and the extent of a class AA extension.



The proposed side extension is set down and back from the host dwelling to reduce its scale and to retain legibility of the original house. The rear utility room extension has also been set back and has a lower flat roof to reduce any potential impact upon number 16. The submitted proposal is no higher than the existing ridge.

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The below figure ground map shows the existing site occupation versus the proposal scheme. It shows how the proposal can be suitably accommodated on the site and retains most of the site un-developed for high levels of amenity. The proposal will retain approximately 70% of the plot undeveloped.

[Left existing – Centre proposed – Right Permitted development (Prior approval)]



The proposal maintains a good degree of separation on either side of the development to allow for access and to avoid the proposal creating a terracing effect as shown on the submitted street scene section. [Extract below]. The proposal retains the same separation to number 19 Quarryside Road and approximately 31 metres to 59 Nabb Lane.



The proposed design and massing is similar to that of the property to the north of the site at 59 Nabb Lane, which can be viewed at 2014/92490.

If the property were to be demolished and re-built then a new two storey house which occupied around 50% of the site would technically be policy compliant and would have a larger impact upon the street scene and neighbour amenity.

The property benefits from class AA permitted development with the option to add an additional floor subject to meeting the requirements of a prior approval.

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## 4. Layout and Landscaping

The design and footprint of the extensions have been developed to offer the most effective floor layout while retaining as much existing structure as possible.

Internally, the proposed layout offers:

- Ground floor: Living room, open plan living kitchen space, study, WC, utility, storage & garage.
- First Floor: Four double bedrooms, two of which are ensuite and a family bathroom.

This arrangement provides a flexible and modern family home.

The layout of the proposed dwelling is carefully considered to balance privacy, outlook, and its contribution to the existing street scene. The house retains its setback from the road and respects the neighbours either side by being set in from the boundary.

The front sees an enlarged drive to allow for more off street parking. There is then a new hedge to be planted to soften the street scene.

To the rear, the property features a small patio and then retains the majority of the lawned garden and existing small trees. The site is exempt from Biodiversity Net Gain as a householder extension.

## 5. Appearance and Materials

The material palette has been selected with great care and consideration. There is currently a mixture of materials along Quarryside Road as explained earlier in this document.

Careful consideration has been given to the use of materials to give a soft palette which will not dominate the street. The materials proposed are present along Quarryside Road and in the surrounding area.

The proposal sees a brick plinth retained and built on new extended sections. The superstructure is then to be finished in off white render, with ashlar accents around windows. The proposed dormers will also be rendered. Careful consideration has been given to the roof overhangs to ensure the render will be stained by water on the facades.

The roof will be re-finished in smooth concrete interlocking tiles.



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## 6. Accessibility and Parking

Vehicular and pedestrian access to the site is to be retained off Quarryside Road, with a widened drive. The proposal sees enhanced accessibility as the new front door will have a broad landing and easy going steps or slopes where possible to allow for wheelchair visitors to enter and use the property.

## 7. Climate Change and Sustainability

As highlighted earlier, the client is keen to retain and refurbish the property rather than demolishing it to build a new house to reduce the environmental impact of the scheme.

A climate change statement has been submitted alongside this application.

## 8. Neighbour Consultation

The applicant has a good relationship with the neighbours of the site and has approached all of them with details of the proposal.

All neighbours are broadly supportive of the scheme and are looking forward to seeing the proposal being brought forward.

Number 20 were keen to ensure the proposal does not impact their privacy, and modifications have been made throughout the design process to address their concerns. The applicant has said they are now supportive of the proposed scheme.

## 9. Summary & Planning Policy

The proposed extensions and alterations at 18 Quarryside Road represent a carefully considered redevelopment of an existing dwelling which accords with the principles of good design and sustainable development set out in both national and local planning policy.

In accordance with the National Planning Policy Framework (NPPF), the scheme makes effective use of an existing building, adapting it to provide high-quality housing that meets modern family needs. The decision to retain and refurbish the property, rather than demolish and rebuild, aligns with the NPPF's emphasis on sustainable development, reducing carbon emissions, and supporting climate change mitigation. The design delivers significant improvements in energy efficiency through upgrading existing fabric and constructing new elements to modern standards, thereby contributing to the transition towards a low-carbon future.

The proposal also meets the NPPF's objectives on design quality, achieving a development that is visually attractive, sympathetic to local character, and providing a coherent form of development that avoids the disjointed appearance often created by piecemeal extensions under permitted development. The scheme has been informed by careful assessment of the site and surrounding context, ensuring that scale and massing are appropriate,

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neighbour privacy and amenity are respected, and the overall mixed character of Quarryside Road is maintained and enhanced.

At a local level, the scheme accords with relevant policies in the Kirklees Local Plan. It supports Policy LP24 (Design) by creating a development that respects the character of the area, maintains residential amenity, and provides safe and convenient access.

Although the proposal does not fully align with certain elements of the Householder SPD, the variations are reasonable, well-justified and therefore consistent with the Council's approach of 'comply or justify'. It should also be recognised that SPDs provide guidance rather than adopted policy, and as such carry limited weight when assessed against the specific circumstances of this site, where the surrounding built form is mixed in character with no prevailing design or scale.

The proposal maintains the overall principle of a bungalow on the site while providing additional internal space through a modestly enlarged footprint, rather than by increasing height. This approach helps to minimise visual impact, safeguard neighbour amenity, and importantly, retain the legibility of the original bungalow within the overall design.

The improved parking provision, landscaping, and boundary treatments contribute positively to the site's relationship with the wider street scene. The proposals also support the wider aims of the Local Plan in delivering adaptable and sustainable homes ensuring that the property is fit for long-term occupation and capable of meeting changing family needs.

Neighbour consultation has demonstrated that the development is supported by those directly affected, with the design having been adapted to address specific concerns.

In summary, the proposed development delivers a high-quality, sustainable and well-integrated family home which meets the objectives of both the NPPF and the Kirklees Local Plan. It will enhance the existing property, make a positive contribution to the character of the area, and deliver a long-term family dwelling with minimal environmental impact. On this basis, the application should be supported.

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## Appendix 1 – Existing plot images.



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Appendix 2 – Indicative 3D views of scheme in context.



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