



UHDesign  
Architectural Services



07704906935



Umar@UHDesign.co.uk

# Design and Access Statement

37 Greenhead Lane, Huddersfield, West Yorkshire HD5 8EE



# Introduction

## 1.0 - Context

- The site is situated in a residential area.
- The site does not fall within a conservation area.
- The property is not identified as a listed building.

37 Greenhead Lane, Huddersfield (HD5 8EE) is a detached residential property located within the Almondbury ward of Kirklees, West Yorkshire. It has good access to local schools, services, and transport links, making it a well-connected suburban setting.

- Type: Detached house
- Location: 37 Greenhead Lane, Huddersfield, HD5 8EE
- Form & Character: The property is typical of the suburban housing stock in this part of Huddersfield, with a mix of detached and semi-detached dwellings along Greenhead Lane.
- Scale: Two-storey residential form and a single storey element that projects from the front elevation.
- Plot: The property benefits from a defined curtilage with private garden space, off-street parking, and a frontage that now sits behind the building line of both neighbouring properties.

## 1.1 Site Description and Topography

The plot extends to approximately 650 m<sup>2</sup> and accommodates a front driveway, the main entrance in the north facing elevation, and a private rear garden. Ground levels are level from the front and rear. The fall from west to east, ensuring straightforward drainage and universal access. Boundary treatments comprise low stone walls to the street frontage and timber fencing to the side and rear, reflecting the prevailing character of the estate.

## 1.2 Surrounding Built Character and Land Use

Greenhead Lane is a predominantly residential street characterized by detached family homes on the south side of Greenhead Lane and terraced and semi detached properties on the north side. The properties were built in the mid 20th century specifically around the 1950's and 1960's. Typical properties feature stone walls with rendered first floor area, pitched roofs with concrete tiles, and modest front gardens with off-street parking provision. No 37 specifically benefits from a larger garden to the east located to the side elevation; this is typically larger than seen on properties on Greenhead Lane.

## 1.3 Planning Policy Framework

### Relevant Planning Policies

#### National Policy

- National Planning Policy Framework (NPPF, 2024)
- National Design Guide (2021)
- National Model Design Code (2021)

#### Kirklees Local Plan Policies

- LP01 – Presumption in Favour of Sustainable Development
- LP02 – Place Shaping
- LP21 – Highways and Access
- LP22 – Parking
- LP24 – Design
- LP28 – Drainage
- LP30 – Biodiversity and Geodiversity
- LP32 – Landscape
- LP51 – Protection and Improvement of Local Air Quality
- LP52 – Protection and Improvement of Environmental Quality

#### Supplementary Planning Guidance

- Kirklees House Extensions and Alterations SPD (2021)
- Kirklees Highways Design Guide SPD (2019)
- Kirklees Climate Change Guidance for Planning (2021)

# Local Planning History

## 2.0 - Local relevant planning permission

- **Application reference:** 2008/62/91842/W2
  - **Site:** 41 Greenhead Lane, Dalton, Huddersfield (HD5 8EE)
  - **Proposal:** Erection of a detached dwelling with integral garage and erection of a garage and link to existing dwelling
  - **Application received and validated:** (date not provided)
  - **Public consultation:** (dates not provided)
  - **Decision:** Conditional full permission granted
  
- **Application reference:** 2022/62/90612/W
  - **Site:** Adjacent to 41 Greenhead Lane, Dalton, Huddersfield (HD5 8EE)
  - **Proposal:** Erection of dwelling with detached garage
  - **Application received and validated:** (date not provided)
  - **Public consultation:** (dates not provided)
  - **Decision:** Conditional full permission granted

# Proposal

## 3.0 - Two Storey Front extension and Single Storey Side

- The proposal is for a two storey front extension and a single storey side extension
- The front projection matches that of the existing single storey projection.
- The side extension is to contain a double garage and is set back by 3.8 metres from the front elevation.

### Ground Floor

- The proposal adds additional space on the ground floor.
- The living room is extended which allows the reorganisation of the existing kitchen to allow the house to be more functional for the needs of the family.
- The proposal repurposes the existing garage as a small reception room.
- The side extension includes two garage spaces for secure off street parking. This increases the off street parking for the dwelling.

### First Floor

- The proposal extends the existing front two bedrooms to allow for more functional and usable bedrooms with en-suites.

## 3.1 Appearance

- The proposed extension is to be finished in an off white render, similar in keeping to those adjacent.
- The front extension will incorporate a new front elevation design with larger windows that allow the proposal to be modern yet keep similarities in form to nearby properties.

## 3.2 Access, Parking and Garden

- Access to the property is off Greenhead Lane and will remain unaffected by the proposal
- The front garden has parking for 2 vehicles and a further 2 vehicle parking in the garage.
- The rear garden is approximately 200 square metres and further 200 square metres to the garden to the side.
- The rear garden will not be affected and approximately 110 square metres will remain post extension to the side.
- The remaining side and rear garden will be landscaped to increase biodiversity.
- The rear roof slope will include solar panels.

### 3.3 Justification of Work

- The proposed extension will have a similar style to previously approved dwelling at 41 Greenhead lane (app no 2022/62/90612/W)
- Matches the existing house in scale, to respect local character — LP02; LP24; National Design Guide; NPPF.
- Two-storey front extension follows existing projection to avoid an overbearing impact — Kirklees House Extensions and Alterations SPD; LP24; NPPF.
- Single-storey side extension is set back and lower to minimise visibility from the street — Kirklees House Extensions and Alterations SPD; LP02; LP24.
- Garage is set back 3.8 metres to maintain the rhythm of the frontage and safeguard outlook — LP24; Kirklees House Extensions and Alterations SPD; National Model Design Code.
- Retains level access from the street and does not alter the existing access point — LP21; LP24; National Design Guide.
- Increases secure on-site parking with two garage spaces plus existing driveway spaces to reduce on-street parking pressure — LP22; LP21; Kirklees Highways Design Guide SPD.
- Reorganises internal layout to improve family functionality while reusing the existing building fabric where possible — LP01; LP02; NPPF.
- Retains substantial rear and side garden space to protect private amenity and biodiversity potential — LP30; LP32; Kirklees House Extensions and Alterations SPD.
- Maintains roof heights and detached siting to avoid harmful overshadowing or loss of daylight to neighbouring properties — Kirklees House Extensions and Alterations SPD; LP24; NPPF.
- Ground levels and site fall support straightforward surface water drainage without requiring major intervention — LP28; Kirklees Climate Change Guidance for Planning.
- Provides opportunity to incorporate energy efficiency and low-carbon measures as part of the refurbishment — Kirklees Climate Change Guidance for Planning; LP01; NPPF.
- Construction Management Plan to control noise, dust, deliveries and temporary parking during works — LP52; LP21; LP24.
- Front extension at neighbouring No. 39 has a similar shape and style, providing direct local precedent and demonstrating visual compatibility with the street scene — LP02; LP24; Kirklees House Extensions and Alterations SPD; National Design Guide.
- The rear elevation faces south, allowing installation of solar PV to supply low-carbon on-site energy, reduce household energy bills, lower operational carbon emissions, improve the property's resilience to rising energy costs and support wider borough climate targets; the modest roof-mounted array is visually discrete from the street and complements the contemporary front addition while retaining the established roof form — NPPF; LP01; Kirklees Climate Change Guidance for Planning; LP24; LP52.

## 4.0 Conclusion

The proposed two-storey front and single-storey side extensions at 37 Greenhead Lane deliver a carefully considered contemporary addition that improves the home's functionality while respecting the established suburban character – National Planning Policy Framework paragraph 130; National Design Guide; Kirklees Local Plan Policy LP24 (Design).

The design uses matching off white render and vernacular proportions so the new frontage reads as a coherent, high-quality extension that complements local precedents at No. 39 Greenhead Lane and Nos. 6 and 10 Harwood Close and properties adjacent that incorporate off white render – House Extensions and Alterations SPD (Sections 3–4); National Model Design Code.

Scale, massing and roof relationships have been articulated to avoid an overbearing impact on adjoining properties by aligning with the host building's form, retaining existing ridge heights and preserving setbacks; openings are located to the front and rear to maintain separation distances and privacy – House Extensions and Alterations SPD (Sections 5–6); LP24; NPPF. A sun-path and overshadowing analysis confirms there will be no material loss of daylight or harmful overshadowing to adjacent dwellings – House Extensions and Alterations SPD Section 6.2; LP24.

Vehicular and pedestrian access remain unchanged and the scheme increases secure on-site parking (driveway plus two garage spaces), reducing on-street parking pressure and meeting local parking expectations – Kirklees Highways Design Guide SPD (Section 7); LP21; LP22. Ground levels and site fall support straightforward surface water management and conventional drainage measures in line with local guidance – LP28; Kirklees Climate Change Guidance for Planning.

The south-facing rear elevation will accommodate a modest roof-mounted solar PV array to reduce operational carbon, lower household energy costs and improve resilience while remaining visually discreet from public viewpoints – NPPF (energy and climate objectives); Kirklees Climate Change Guidance for Planning; LP49/LP52. A landscaping design will be prepared and implemented post-construction to enhance biodiversity, strengthen boundary treatments and improve the streetscape – LP30; LP32; House Extensions and Alterations SPD (Section 7).

Taken together, the proposals provide a balanced, sustainable and functional family home extension that integrates with local character, protects neighbour amenity and responds to national and local planning objectives and relevant Kirklees SPDs (House Extensions and Alterations SPD; Highways Design Guide SPD; Climate Change Guidance).