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Architectural Services



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Design and Access Statement

103 Bradley Road, Huddersfield, West Yorkshire HD2 1QU

Introduction

This Design and Access Statement has been prepared in support of a retrospective planning application relating to the following works: the construction of a rear dormer, the replacement of existing roof tiles, and a variation in the height of the front-facing dormers.

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.

1.1 Site Description and Topography

The plot extends to approximately 440m² and accommodates a front driveway, the main entrance in the north facing elevation, and a private rear garden. The site exhibits a gentle gradient, falling slightly from Bradley Road towards the rear of the property.

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

- LP02 – Place Shaping
- LP21 – Highways and Access
- LP22 – Parking
- LP24 – Design
- LP28 – Drainage
- LP32 – Landscape

Supplementary Planning Guidance

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

2.0 - Planning History

Planning Application Summary

Application Ref: 2024/62/92994/W

Site Address: 103 Bradley Road, Bradley, Huddersfield, HD2 1QU

Ward: Ashbrow

Proposal: Erection of front dormers and alterations to front elevation to form entrance

Proposal

3.0 - Retrospective Planning Application for Rear Dormer, Roof Tile Replacement, and Front Dormer Height Variation

- Construction of a Rear Dormer
- Replacement of Existing Roof Tiles
- Variation in the Height of Front-Facing Dormers

3.1 Appearance

- Replacement of roof tiles that match the colour of the existing roof tiles
- The front dormers are grey cladding to match the colour of the roof tiles
- Rear dormers are grey cladding to match the colour of roof tiles

3.3 Justification of Work

Rear Dormer

The rear dormer would ordinarily fall within the scope of permitted development rights. It has been constructed using materials and colours that closely match the existing roof tiles, ensuring visual integration with the host dwelling. While dormers along Bradley Road exhibit a range of finishes—including white uPVC windows and PVC cladding—many appear visually discordant or of lower design quality. Examples at Nos. 137, 139, 155, 157, and 159 Bradley Road illustrate this variation. In contrast, the subject dormer demonstrates a more considered approach to material selection and detailing, contributing positively to the overall appearance of the property and the wider streetscape.

Front Dormer

The front dormer was originally proposed with a 300mm set-down from the ridge height. However, it has been constructed flush with the ridge. This modification does not result in any material harm to the visual amenity of the street scene. Notably, precedent exists for dormers built above ridge height, such as the example at No. 137 Bradley Road, which contributes to the established character of the locality.

Roof Tiles

As part of the extension works, the roof tiles were replaced. The replacement tiles are consistent with those used on other properties in the area where similar upgrades have been undertaken. No objections or enforcement actions have been recorded in relation to these comparable roof treatments, indicating general acceptability within the local context.

4.0 Conclusion

The retrospective works at 103 Bradley Road, comprising the rear dormer construction, roof tile replacement, and variation in front dormer height, are considered to be proportionate and contextually appropriate alterations to the host dwelling. The development respects the character and appearance of the surrounding area and does not result in material harm to visual amenity, residential amenity, or the wider streetscape.

The proposal accords with the principles set out in the National Planning Policy Framework (NPPF, 2024), particularly Chapter 12 (Achieving well-designed places), which encourages development that is visually attractive, sympathetic to local character, and responsive to its context. The works also reflect the guidance within the National Design Guide (2021) and National Model Design Code (2021), which promote coherent design responses that reinforce local identity and support good placemaking.

At the local level, the development is consistent with the aims of the Kirklees Local Plan, notably:

- Policy LP24 – Design, which supports proposals that respect the form, scale, and layout of surrounding development;
- Policy LP02 – Place Shaping, which encourages high-quality design that contributes to a sense of place;
- Policy LP21 – Highways and Access and LP22 – Parking, which are not adversely affected by the works;
- Policy LP32 – Landscape, which is preserved through the retention of the existing garden and site layout.

The proposal also aligns with the Kirklees House Extensions and Alterations SPD (2021), which recognises the need for roof alterations to be sympathetic to the host property and surrounding context. The rear dormer, while substantial, is visually integrated through matching materials and proportions. The front dormer, although constructed at ridge height, reflects established precedents in the immediate area and does not disrupt the rhythm or character of the street scene.

In summary, the development represents a modest and well-considered enhancement to the property that complies with both national and local planning policy.