

Planning and Design & Access Statement

28 Le Marchant Avenue
Huddersfield
HD3 3DF

Replacement detached dormer bungalow dwelling, including rear raised patio; and replacement double garage with workshop at rear of garden, with associated driveway.



1.0.0 Introduction

- 1.1.1 The following Planning and Design & Access Statement has been prepared by Fern Architecture on behalf of the applicant, Bill and Miranda Hawkyard, in support of a planning application for a replacement detached dormer bungalow dwelling; rear raised patio; and replacement double garage with workshop at rear of garden, with associated driveway.
- 1.1.2 The application site holds no heritage status (it is not in a Conservation Area) and is not within the Green Belt.
- 1.1.3 The original building on the application site is a detached bungalow dwellinghouse.
- 1.1.4 A planning permission has been granted previously under application 2025/62/90825/W for an extension and alteration of the original bungalow to a comparable design to that of this application, with the main principal of this application being the full replacement of the dwelling rather than extension and alteration.
- 1.1.5 Some enabling works to the surrounding grounds have begun on this original application, but no meaningful works have begun to the original building. Most notably, the original garage has been demolished.
- 1.1.6 This change is proposed resulting from structural challenges of the original building which would add significant cost and time to the build (eg. missing foundations, etc), and the opportunity to improve overall energy efficiency performance that a new structure would provide.
- 1.1.7 As a result of the similarities of the design, much of the appraisal in this statement is verbatim from the original submission where the design is unchanged, for proper recording within this application.
- 1.1.8 Below is an image of the existing building on site as viewed from the highway.



2.0.0 Context

2.1.1 Below is an aerial view of the site.



- 2.1.2 The existing building is a single storey detached building, with a single detached garage. The building is a dwellinghouse and historical OS maps suggest that it was originally built between 1908 and 1929.
- 2.1.3 The dwelling includes 3No. bedrooms (1No. ensuite), a living room, a dining room, a family bathroom, a kitchen with attached pantry, and a utility/plant room. The kitchen, utility and master bedroom are accessed from the main entrance through the dining room, though they benefit from an external rear entrance door into a separate hallway area.
- 2.1.4 The existing external wall is an uninsulated cavity masonry wall. The outer leaf is natural stone below sill height with a string course at sill level and a rendered finish above. The base masonry behind the render is assumed to be brickwork based on the age of the house, though this is unconfirmed. There are stone quoins at the corners to the front elevation.
- 2.1.5 The roof is pitched to approximately 40 degrees, with hips all around. It is finished with clay tiles and angular hip and ridge tiles. Eaves overhang approximately 250mm with an open soffit and a painted black fascia. Rainwater goods are generally black uPVC with an ogee profiled gutter.
- 2.1.6 Existing windows and doors are generally white uPVC throughout. External doors are of a typical domestic height (2-2.1m), with primary window heads height taller at about 2.45m from finished floor. A transom is included to these taller windows at roughly the external door head height (about 2m).
- 2.1.7 Externally, the site originally included a single detached garage though this has been demolished within the enabling works for the original application. It was of a modern construction, with a reconstituted stone wall. The roof was finished with a modern profiled interlocking concrete tile.
- 2.1.8 The original hardstanding driveway provided parking capacity for approximately 3-4no. cars (3x5m spaces).
- 2.1.9 The site is oriented East to West, with the front elevation being West facing. The gardens to the front and rear are both generous, with a depth of approximately 10.5m from the front elevation to the front boundary, and a closest distance of approximately 25m from the rear master bedroom external wall to the rear East boundary.
- 2.1.10 The original house included a raised patio to the inside of the L-shaped layout. This has been removed as an enabling works for the original approval, though it is shown in the image overleaf.



- 2.1.11 The site boundary is largely defined by vegetation including hedges and timber fencing. The driveway includes a timber fence with concrete posts to the south boundary.
- 2.1.12 The project site is in an area of residential use.
- 2.1.13 The North side of the adjoining Savile Road is grounds of Huddersfield Royal Infirmary.
- 2.1.14 The site itself is not in a conservation area, but it does boundary the Edgerton Conservation Area to the rear East boundary.
- 2.1.15 The dwellings to the South of the project site on the same side of Le Marchant Avenue are predominantly bungalows, with many benefiting from extensions into the loft space. In many cases, these loft extensions are visible to the front public facing elevations.
- 2.1.16 These bungalow dwellings are of a different design to the project site, though many include a similar L-shaped layout.
- 2.1.17 Notable examples include No.16 and No.18. No.16 includes a significant rear projection along the boundary, almost to the rear boundary. No.18 is partly viewed as 2 storey, with a single storey element beside it.
- 2.1.18 Construction of neighbouring buildings is generally a stone masonry façade to the front elevation, with a variety of roof finishes, including clay tiles, profiled interlocking concrete tiles, and flat profile concrete tiles.
- 2.1.19 Those bungalows to the south of the project site generally follow a defined line of development, with front elevations being relatively aligned.
- 2.1.20 To the North of the project site is a semi-detached pair of dwellings, with a 2 storey frontage to the West elevation, but the main roof volume eaves being at single storey height to the East facing (towards Le Marchant Avenue) elevation, including a significant separate 2 storey projecting gable form. These dwellings have gabled roof forms.
- 2.1.21 To the opposite side of Le Marchant Avenue, dwellings are generally 2 storey, and of meaningfully larger scale. In terms of detailing and design, many of these two storey dwellings are similar to the project site dwelling, with a combination of stone and render, with stone string courses, and clay tile roofs. Other details include some mock-tudor timber boarding details to the gables and bay windows.
- 2.1.22 Roof forms of these two storey dwellings to the West of Le Marchant Avenue are generally hipped, with projecting gable details.
- 2.1.23 The site is slightly sloping, with a drop of approximately 1-1.2m from the front elevation to the rear elevation.
- 2.1.24 Site is in a flood zone 1 area, meaning that it has a low probability of flooding from rivers and/or sea.

3.0.0 Design & Access

3.1.0 Proposal

- 3.1.1 The proposal includes a replacement detached dormer bungalow dwelling; rear raised patio; and replacement double garage with workshop at rear of garden, with associated driveway.
- 3.1.2 The proposed new dwelling would replace an existing detached bungalow of matching footprint.
- 3.1.3 As described in the Introduction, the proposed design is generally the same as the that approved under application 2025/62/90825/W as an extension and alteration to the original building, with minor differences which are highlighted in the following appraisal.

3.2.0 Use

- 3.2.1 The replacement building would be for use as a dwellinghouse, matching the use of the original bungalow.

3.3.0 Amount

- 3.3.1 The existing building includes 3No. bedrooms, with driveway parking for 3No. vehicles, plus a single garage.
- 3.3.2 The proposed building would maintain 3No. bedrooms and parking for 4No. vehicles by a driveway and double garage.

3.4.0 Scale

- 3.4.1 The proposed new dwelling would seek to increase the highest ridge height by approximately 0.89m above the original building ridge height. The front lower roof (perpendicular to the front elevation) would increase by approximately 0.67m and the rear projection roof height would increase by approximately 1.59m.
- 3.4.2 Eaves would be approximately 0.67m above the existing height of the original bungalow eaves.
- 3.4.3 The proposed dwelling would be viewed as 1.5 storeys, with a first floor window in the projecting gable on the front elevation within the roof height. This is comparable with other nearby neighbours including the adjoining No. 30 and 32, and No. 22. Notably both immediate neighbours include accommodation in the roof space, visible from the highway with front facing dormer windows.
- 3.4.4 The front and rear elevations along the main roof would include a gable end roof form. Whilst this differs from the original building, it is reasonably comparable with other developments along Le Marchant Avenue, including the adjoining No. 30 and 32.
- 3.4.5 The lower side roof would include a hipped form matching the form of the original bungalow. This combination of hipped with a projecting gable roof is common along Le Marchant Avenue, including the adjoining neighbour at No. 26, and those two storey dwellings on the opposite side of the highway.
- 3.4.6 The overall footprint of the dwelling would reasonably match that of the original bungalow dwelling, with the notable exception of the removal of the existing curved bay window and the porch which are incongruous details that do not fit the overall scale and form of the original building.
- 3.4.7 Ground to the rear would be graded up to a raised patio at the rear elevation, accessed directly from the kitchen, dining and living room.
- 3.4.8 A low garden wall is proposed which encloses this patio area. This wall would act to maintain privacy, avoiding risk of overlooking to the amenity area of No. 30. This wall would be approximately 2.7m high above ground floor finished floor level, projecting approximately 4m from the rear elevation. It would be set approximately 1.4m from the boundary.
- 3.4.9 The proposed garage would be sited approximately 0.9m from the side South boundary at the closest point with No. 26 at the closest point and approximately 0.75m from the rear East boundary.
- 3.4.10 The garage would have a proposed ridge height of 5.5m, and an eaves height of 2.5m. The roof pitch would be 40 degrees to provide visual continuity with the main house.

3.5.0 Layout

- 3.5.1 Primary outlook would be to the front and rear elevations, with only secondary windows to the side elevation. This would be an overall improvement to privacy from the original bungalow where the primary window for bedroom 1.04 overlooks the side North boundary.
- 3.5.2 In comparison to the original approval 2025/62/90825/W, this updated proposal seeks to remove the side facing secondary windows from Sitting Room 1.02. This would have a positive impact on privacy towards the south boundary.
- 3.5.3 Another notable design change from the original approval is the replacement of the french doors from the same sitting room with larger sliding doors. These are to the rear, east facing elevation and would not negatively impact neighbouring amenity.
- 3.5.4 The updated proposal also includes an increased height to the garden wall surrounding the bin store, improving privacy to the South boundary from the raised patio.
- 3.5.5 First floor rooflight windows would be sited above head height so would not result in an overlooking risk to the north boundary.

3.6.0 Appearance

- 3.6.1 As explored in 3.4.0 Scale, the proposed form would positively respond to neighbouring buildings along Le Marchant Avenue.
- 3.6.2 In consideration of the impact of scale and form on visual amenity, we can consider the immediate neighbours within the streetscene. As explored in drawing 201, the building is sited between two properties of very different forms and scale, with No. 30 being taller (even in consideration of site levels) than the application site property, with a gable roof to the main roof and projecting elements; and No. 26 being slightly lower than the existing building on the application site with a hipped roof.
- 3.6.3 The proposed higher ridge height of this proposal vs the original bungalow does not meaningfully impact this relationship, particularly in consideration of the spacing between dwellings.
- 3.6.4 The proposed roof forms would also positively respond to the immediate neighbours, maintaining a hipped roof form facing towards No. 26, with the gabled higher roof portion towards the boundary with No. 30.
- 3.6.5 Materials proposed respond positively to the existing building and vernacular of the local area. This includes a matching stone finish below window sill level with an ashlar string course; and a rendered finish above (though with a buff tone flat render, instead of pebble dash as used in the original bungalow). The projecting front gable elevation would include a full stone façade to provide legibility, highlighting the main entrance.
- 3.6.6 Additional stone detailing is proposed to the front elevation windows, including stone jambs to doors and windows, and reuse of the original side elevation circular window surrounds as a feature in the gable. These alterations seek to add character that is compatible with neighbouring buildings and materials, and to reference the circular windows of the original building.
- 3.6.7 Detailing generally matches that of the original bungalow, with stone quoins retained at the building corners to the front elevation, and stone sills, heads and string course throughout.
- 3.6.8 Roofing would be finished in a clay tile to match the original building.
- 3.6.9 In consideration of the comparison to the neighbouring No. 26 and No. 30, we can observe that the original buildings are of differing designs. No. 26 includes a shallower roof pitch with a projecting gable detail, interlocking profiled concrete roof tiles, and a front facing dormer window. The external walls do include a stone palette with stone sills and heads, but this stone is continuous without any render. No. 30 is similarly a full stone wall palette. The roof form is fully gabled with a steeper pitch and box-dormer windows.
- 3.6.10 Based on the above, it should be considered that there is limited uniformity between the original bungalow and the immediately neighbouring buildings. The proposal would seek to maintain those few uniform elements and create strong design connections than the existing situation.
- 3.6.11 By nature of its siting, the proposed garage would have limited impact on visual amenity from the public realm. The proposed design responds positively to the proposal for the main dwellinghouse building, including a matching palette and roof form, though with simple detailing in reflection of its utilitarian function.

3.7.0 Environmental Sustainability (Climate Change Statement)

- 3.7.1 As explored in the introduction, part of the reason for this application over the approval granted under 2025/62/90825/W is to benefit from the energy efficiency performance that can be achieved by a new-build vs extension and renovation of the original building. The applicant seeks to achieve a high level of energy efficiency beyond that targeted within the building regulations.
- 3.7.2 Proposed works to improve the efficiency include low U-values to the primary construction elements of the external walls, roof and floors; highly efficient triple glazed windows; minimised thermal bridges (targeting thermal bridge free as far as reasonably practicable); an airtight structure; and a high performance MVHR ventilation system.
- 3.7.3 It is proposed to include solar PV, sited on the garage (to both East and West roof planes) to minimise impact on the streetscene.
- 3.7.4 To mitigate the embodied carbon impact of renovating the original building vs replacing it, it is proposed to reuse the original stone for the new façade; and to use a timber frame structure which has very low embodied carbon compared to traditional masonry construction.
- 3.7.5 Foul drainage is to connect to the existing public sewer, utilising the existing connection for the original bungalow.
- 3.7.6 Surface water drainage will look to follow the drainage hierarchy, prioritising the option to drain to a soakaway in the garden where a percolation test evidences suitability, and to connect to the existing surface water drainage (to a public sewer) where it is not. No suitable surface water body is available for consideration.
- 3.7.7 Should the percolation test evidence unsuitability for drainage to the ground, discharge to the sewer by the existing drainage connection would not meaningfully impact the overall discharge vs the existing situation due to the comparable layout between the existing bungalow and the proposed new dwelling.
- 3.7.8 Based on the above, it should be considered that the proposal would represent a positive uplift in terms of environmental sustainability.

3.8.0 Landscape

- 3.8.1 A number of trees and shrubs have been removed as part of the enabling works from the original approval 2025/62/90825/W. No replacement tree planting was proposed within that application or required by planning condition.
- 3.8.2 No further tree removal is proposed as part of this application.
- 3.8.3 The works would include extension of the existing driveway along the footprint of the existing garage and up to the new garage location. The driveway would also be widened at the front of the dwelling to provide parking and onsite turning.
- 3.8.4 It is proposed to grade the garden at the rear to slope up to the new patio. The applicant seeks to develop a rock garden on this slope.
- 3.8.5 The works would also include extension of the lawned garden over the existing gravelled hardstanding up to the rear east boundary.

3.9.0 Biodiversity Enhancement Statement

- 3.9.1 Section 8 of the Biodiversity Net Gains Requirement (Exemptions) Regulations 2024 (Self-build and custom build applications) states that the biodiversity net gains planning condition does not apply in relation to planning permission where development consists of no more than 9 dwellings; is carried out on a site which has an area less than 0.5 hectares; and consists exclusively of dwellings which are self-build or custom housebuilding (with the same meaning as in section 1 of the Self-Build and Custom Housebuilding Act 2015).
- 3.9.2 The proposed development meets these requirements of the regulations.
- 3.9.3 The application is for 1No. dwellinghouse; the application site is approximately 0.1 Hectares; and the applicant is an individual who building the house to be occupied by himself and his family as their primary home.
- 3.9.4 Whilst the application is exempt from statutory Biodiversity Net Gains requirements, the application will deliver measurable net gains for natural conservation which are proportional and locally appropriate in the following ways:
- 3.9.5 The proposal is in a bat alert area and within an Urban Area as defined by the Kirklees Biodiversity Opportunity Zone map. The proposal includes bat box installed to the gables of the garage, installed and located to the guidance of the Bat Conservation Trust.
- 3.9.6 The proposal also includes development of a rock garden on the graded slope up to the raised patio, providing protection for small mammals, insects, etc, and associated attractive planting would provide protective habitat and food for pollinators.
- 3.9.7 Existing garden land is to be retained, with soft landscaping comprising native species which will be managed thereafter.
- 3.9.8 Hedgehog gates to be provided at boundary timber fencing.

3.10.0 Access

- 3.10.1 As described in 3.3.0 Amount, the proposal would include a new driveway and garage to provide 4No. parking spaces including 2No. spaces within the detached garage), matching the provision of the original bungalow.
- 3.10.2 The proposal would also provide onsite turning to allow forward access to the highway, improving highway safety.
- 3.10.3 The garage would house an electric car charging point.
- 3.10.4 The existing dwelling includes a stepped entrance, unsuitable for wheelchair access. The proposal includes a gradual slope to the main entrance door to allow level access. Level access would also be targeted at the rear doors to the patio for wheelchair access to this area. The raised patio area would allow for improved social use of the external space for lower mobility users and visitors from the dwelling.
- 3.10.5 A ground floor bedroom with an ensuite would be provided, and a separate cloakroom WC facility.

4.0.0 Planning Precedent

- 4.1.1 2025/62/90825/W - Increase In Eaves And Roof Height To Extend Living Accommodation Including Associated Works; Erection Of Canopy Porch And Rear Covered Canopy; Stone Cladding To Front Gable; Alterations To Openings; Formation Of Rear Raised Patio And Erection Of Detached Garage With Workshop To Rear And Associated Driveway To Front, Side And Rear – Approved.
- 4.1.2 The above approval is for a meaningfully matching design. The primary difference is that application 2025/62/90825/W is for an extension and renovation of the original bungalow building, whilst this application seeks a replacement building of matching design.
- 4.1.3 As described in the Introduction, the principal design features (as explored in the design and access section) are meaningfully comparable between the 2 schemes, and as such it should be considered that the precedent of the original approval 2025/62/90825/W is a material consideration in appraising this application against those planning matters.

5.0.0 Planning Policy

- 5.1.1 The adopted statutory planning document applicable to this application is the Kirklees Local Plan. Guidance of the Kirklees House Builders Design Guide Supplementary Planning Document is also relevant.
- 5.1.2 The main policies relevant to this application are:
- 5.1.3 *LP1 – Achieving Sustainable Development*
- 5.1.4 *LP2 – Place Shaping*
- 5.1.5 *LP22 – Parking*
- 5.1.6 *LP24 – Design*
- 5.1.7 *LP26 – Renewable and Low Carbon Energy*
- 5.1.8 *LP28 – Drainage*
- 5.1.9 *LP30 – Biodiversity and Development*
- 5.1.10 *LP32 – Landscape*
- 5.1.11 These policies relate to the matters of principal of development; impact on visual amenity; impact on residential amenity (privacy, overshadowing and overbearing); biodiversity and landscape; and parking.
- 5.1.12 **Principal of Development** – As explored throughout this planning statement, the proposal includes the replacement of an existing dwelling with a new building of matching use and amount. The approval of 2025/62/90825/W provides a fall-back position in case of refusal of this application, for a dwelling of resulting comparable design. As result, we can consider that the principal of development is well defined by the existing building and active planning approval for a similar scheme.
- 5.1.13 **Visual Amenity** – The application is meaningfully comparable to the original approval in terms of visual amenity with no alterations that would negatively impact this planning matter. As further explored in the design and access section, the proposal is evidenced to respond positively to the visual character of the local area and immediate setting in 3.40 Scale and 3.6.0 Appearance. The proposal would create a positive uplift in terms of uniformity with the adjoining neighbours of No. 30 and No. 26 by the proposed material palette and form which would better respond to those neighbouring influences than the existing building. Based on this, the proposal should be viewed as acceptable in terms of visual amenity.
- 5.1.14 **Residential Amenity** – The application is meaningfully comparable to the original approval in terms of residential amenity with no alterations that would negatively impact this planning matter. The proposal maintains primary outlook to the front and rear elevations, improving on privacy to the side boundaries from both the original bungalow building and the design approved in 2025/62/90825/W. Based on this, the proposal should be viewed as acceptable in terms of visual amenity.
- 5.1.15 **Biodiversity and Landscape** – The application is for a self-build dwelling and is therefore exempt from the national requirement for Biodiversity Net Gains. The proposal includes bat boxes and a rock garden to provide biodiversity enhancement features. The applicant is happy to agree additional tree and/or hedge planting as a planning condition if deemed appropriate. The proposal would include extension of the soft landscaped lawn over the existing gravelled area of hardstanding towards the east rear boundary. Based on this, the proposal should be viewed as acceptable in terms of biodiversity and landscape.

- 5.1.16 **Parking** – The proposal matches the provision permitted in application 2025/62/90825/W with a matching number of bedrooms. Whilst Kirklees does not set local parking standards for residential development, in practice it is generally accepted that new 3No. bedroom dwellings provide at least 2No. off-street parking spaces (Highway Design Guide SPD). Based on this, the proposal should be viewed as acceptable in terms of parking.

6.0.0 Conclusion

- 6.1.1 As evidenced within this Planning and Design & Access Statement, the application responds positively to the Planning Policies of the Local Plan and the local setting.
- 6.1.2 On this basis, we respectfully request that the application be permitted.