DESIGN STATEMENT

Proposed side and rear extensions and alterations

at:

5 Dearnfield
Upper Cumberworth
Huddersfield
West Yorkshire
HD8 8NX

for:

Mr S and Mrs A Facey

job nr:

25073

date:

13 November 2025

ARCHITECTURE AND DESIGN

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Introduction

This design statement, prepared by ADP Architecture and Design Ltd, on behalf of Mr and Mrs S Facey, supports a householder planning application for proposed extensions and alterations to 5 Dearnfield. The proposal includes:

- A two-storey side extension to west.
- A single-storey rear extension.
- A two-storey side extension to the east to replace the existing single-storey garage.

The scheme aims to improve and enhance functionality of the existing dwelling, incorporating two additional bedrooms and dedicated home office provision. Ensuring that the dwelling achieves an appropriate scale and massing relative to the plot and neighbouring properties, improving spatial efficiency and providing a visual balance. Designed in accordance with **Kirklees Local Plan Policies LP24, LP57** and guidance in the **House Extensions and Alterations SPD**, to respect and enhance the local character, provide a high standard of amenity, ensuring that extensions are subservient to the original building, considering cumulative impact to ensure the host building remains the dominant element, and responding to local context and character.

The proposal has been expressly redesigned following the refusal of application ref. 2024/62/93470/E and the subsequent appeal decision issued by the Planning Inspectorate on 16 July 2025. The Inspector dismissed the appeal solely on grounds relating to character and appearance, finding no harm to residential amenity, outlook, privacy, daylight/sunlight or highways.

The revised scheme constitutes a materially different and substantially reduced proposal that directly addresses each of the Inspector's identified concerns in relation to massing, subservience and roof composition. No element of the previously criticised form remains.

Site Context

The application site comprises a detached, two-storey residential dwelling situated on a corner plot within Dearnfield. The property benefits from substantial garden areas to all sides and forms part of a small cul-de-sac of five dwellings, including the application property. Vehicular access is achieved via a private driveway measuring approximately 15 metres in length, which provides adequate off-street parking provision and leads to an existing single-storey garage located within the curtilage.



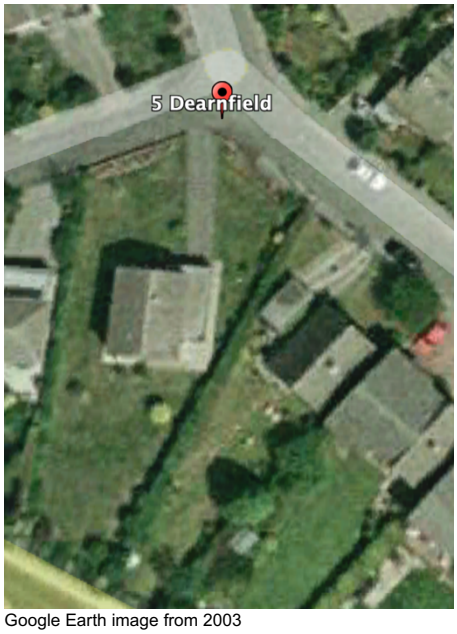
Google Earth image from 2025

Surrounding Development: Properties to the south-east of the application site are positioned in close proximity and comprise a mixture of bungalows, dormer bungalows, and two-storey dwellings,

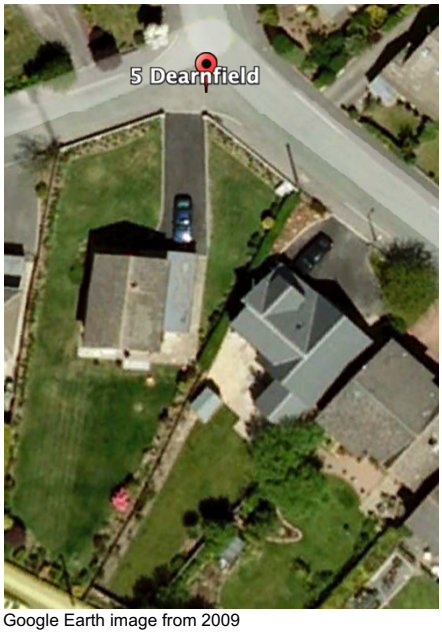
constructed predominantly from stone and brick. In contrast, dwellings within the cul-de-sac are of a more spacious layout with a significant separation between number 4 and the host dwelling.

Originally numbers 1, 2, 4 and 5 Dearnfield, were of uniform design. However, subsequent alterations have resulted in a fragmented character. Notably, number. 4, immediately west of the application site, has been subject to a two-storey side extension (over 5m in width) and a single-storey front addition (approved in 1985), as well as a rear conservatory (approved in 1994). Number 2 has undergone incremental changes, including the erection of a detached garage later extended to adjoin the dwelling (with no planning records evident on the Kirklees planning website) and is currently being refurbished with black vertical board cladding to the principal elevation. Number 1 has been extended to the rear at single-storey level, likely under Permitted Development provisions. Consequently, the group no longer presents as a coherent or uniform cluster.

Number 6, immediately to the east of the application site has also benefitted from a significant extension, permitted in 2004, which resulted in this property having a much greater impact on the application site, see images below.



Google Earth image from 2003



Google Earth image from 2009

Existing Issues

- Only 2 bedrooms, with small bedroom needing to function as a home office which is not suitable for person with existing disability – require 4 bedrooms.
- Both applicants have the necessity to work from home – require dedicated home office space for 2 people and improve comfort for existing disability.
- House bathroom has no bath – require house family bathroom.
- Garage is 2.4m wide by 5.7m long, too narrow for a modern car – require garage to park a car securely.
- Porch is not deep enough to use properly
- Living room is very long and narrow, difficult to fully utilise.

Planning History

- **2024/62/92378** – Erection of two-storey side extension, single-storey rear extension, and first-floor extension. **Refused**.
- **2025/62/93470** – Erection of extensions. **Refused**.
- **2025/CL/90681** – Certificate of Lawfulness for proposed erection of two-storey rear extension and single-storey side extension. **Refused**.
- **APP/Z4718/D/25/3364837** – Appeal against application 2025/62/93470 (Erection of extensions). **Dismissed**.

Summary of outcomes:

- Proposed design and scale were not subservient to the host property, contrary to Policy LP24 (Design), which requires extensions to respect the original building's proportions and character.
- Appearance considered unsympathetic and harmful to the character of the host dwelling and surrounding area, conflicting with LP24 and the House Extensions & Alterations SPD, which promotes context-sensitive design.
- Bulk and proximity to No. 6 Dearnfield assessed as overbearing and oppressive; however, the appeal decision accepted the first-floor extension to the east side.
- LDC proposals exceeded limitations of Permitted Development rights.
- No objection raised to the single-storey rear extension.
- Proposed extension was flush with front elevation and created a continuous and bulky form, contrary to SPD guidance on subservience and avoiding terracing effects.
- Combination of roof styles resulted in an incongruous composition, failing to meet LP24's requirement for coherent design detailing.

Proposed Works

The application seeks to extend and alter the existing dwelling to create a family home of appropriate scale for its plot, while maintaining compatibility with the character and proportions of surrounding properties.

- **Two-storey side extension (west):**
  - Width less than half that of the original dwelling.
  - Set back from both front and rear elevations to ensure subservience, in line with **LP57** and SPD guidance.
  - Hipped roof to match adjacent property's extension; ridge height lower than host dwelling.
  - Materials and fenestration to replicate existing building.
  - Maintains a separation of over 3.8m from No. 4 Dearnfield, safeguarding amenity in accordance with **LP24**.

- **Single-storey rear extension:**
  - Extends 2015mm from the rear elevation across the full width of the original dwelling; height 3150mm.
  - Constructed from matching materials.
  - Could be delivered under Permitted Development rights, demonstrating compliance with national and local standards.

- **Two-storey side extension (east) replacing existing garage:**
  - Provides new internal garage dimensions of 3m x 6m, meeting current space standards.
  - Includes small rear projection for utility room and side entrance.
  - Maintains a separation of over 3m from No. 6 Dearnfield, avoiding any overbearing impact.
  - First-floor element set back over 3m from front elevation and over 2m from rear elevation, with hipped roof and reduced ridge height for subservience, and again avoiding any overbearing impact on neighbouring property.
  - Materials and window proportions to match existing dwelling, ensuring visual coherence.

Policy Compliance:

- **LP24 (Design):** The proposal respects local character, ensures high-quality design, and safeguards residential amenity.
- **LP57 (Extensions and Alterations):** Extensions remain proportionate and subservient, avoiding dominance over the original dwelling.
- **House Extensions & Alterations SPD:** Design incorporates appropriate setbacks, roof forms, and material continuity, mitigating terracing effects and maintaining street scene harmony.
- **Chapter 12 of the NPPF:** Proposals are proportionate and subservient, improving the functionality of the dwelling without overdevelopment of the site. Visually attractive and provides a design consistent and

coherent with the surrounding properties, sympathetic to the local character. Maintains the original dwelling as the dominant element. Doesn't compromise on the garden or amenity space.

Materials and Detailing

The scheme will use traditional materials and detailing to complement the host dwelling:

- **Walls:** Facing brick to match existing dwelling.
- **Roof:** Concrete roof tiles to match existing dwelling.
- **Windows:** UPVC to match existing fenestration.

This approach accords with **Policy LP24 (Design)** of the Kirklees Local Plan, which requires the use of high-quality materials that respect local character, and with the **House Extensions & Alterations SPD**, which promotes material consistency and detailing that reinforces the architectural integrity of the host building and the wider street scene.

Sustainability and Climate Considerations

The proposed development has been designed to incorporate measures that support sustainable construction and contribute to climate resilience, in accordance with the principles set out in the **Kirklees Local Plan (Policies LP24 and LP57)** and national planning guidance.

Key Sustainability Measures:

- **Energy Efficiency:** The extension will use high-performance insulation and double-glazed units to minimize heat loss, supporting **LP24's sustainable design principles**.
- **Natural Light:** Increased glazing reduces reliance on artificial lighting during the day.
- **Materials:** Locally sourced facing brick and concrete tiles reduce transportation emissions and maintain vernacular character.
- **Water Management:** Permeable surfaces and rainwater drainage will be maintained to prevent runoff issues. Rainwater harvesting systems can be accommodated within the design for garden irrigation.
- **Climate Adaptation:** Large garden areas are retained, providing opportunities for biodiversity enhancement. Extensions are designed to avoid overdevelopment, ensuring adequate outdoor space for planting and green infrastructure.
- **Reducing Transport Emissions:** Providing dedicated space for remote working reducing the need for daily commuting and reducing carbon emissions.

These measures align with Kirklees' commitment to sustainable development and climate adaptation under **LP24** and the SPD.

Parking and Amenity

The proposals improve the parking provision by replacing the current inadequate garage with a garage designed to accommodate a modern vehicle, ensuring that the property has a minimum of 3 off-road parking spaces within the curtilage, as required for a 4-bedroom dwelling. This arrangement is in line with **Policy LP22 (Parking)** of the Kirklees Local Plan and with the **House Extensions and Alterations SPD** guidance on maintaining access and amenity space. The scheme safeguards the level of private amenity space enjoyed by the property, retaining generous garden areas to both the front and rear. This approach aligns with **Policy LP24 (Design)**, ensuring that extensions do not compromise outdoor living space or the overall quality of the residential environment. Furthermore, the proposal complies with **Policy LP57 (Extensions and Alterations)** by ensuring that the cumulative impact of extensions does not result in disproportionate additions or an overdeveloped plot, preserving the original dwelling as the dominant element.

Conclusion

This scheme has been developed to address previous refusal reasons and appeal findings, ensuring compliance with national and local design standards. The proposal delivers a coherent, proportionate, and well-designed scheme that:

- Addresses functional needs for a growing family.
- Enhances the property's character while respecting its setting.
- Complies with **Kirklees Local Plan Policy LP24 (Design)**, **LP22 (Parking)**, and the **House Extensions and Alterations SPD and Chapter 12 of the NPPF**, ensuring good design, amenity, accessibility, and sustainability.