



## DESIGN JUSTIFICATION STATEMENT

---

Erection of two storey side extension to west elevation, including single storey rear extension, two storey side extension to the east to replace existing single storey garage and associated alterations

at:

5 Dearnfield  
Upper Cumberworth  
Huddersfield  
West Yorkshire  
HD8 8NX

for:

Mr S and Mrs A Facey

job nr:

25073

date:

23 February 2026

This design justification statement has been prepared by ADP Architecture and Design Ltd, on behalf of the applicants, in direct response to comments received from Kirklees planning officers, in their email dated 17 February 2026.

The officer comments relate primarily to the first-floor element of the proposed extension to the east elevation, raising concerns as follows:

- Proposals do not overcome the earlier reasons for refusal.
- Development does not read as a subordinate addition.
- Concerns regarding scale, massing and dominance.

This statement explains clearly how the revised proposals overcome each previous reason for refusal, address the concerns raised in the appeal decision, and demonstrate compliance with the Kirklees House Extensions and Alterations SPD.

The earlier reasons for refusal (applications by other architects) are noted as follows:

**First application - 2024/62/92378** - Erection of two storey side extension, single storey rear extension and first floor extension.

**Reasons for refusal** – proposed extensions would not form subservient additions, would result in an unsympathetic appearance harmful to the character of the host property and surrounding area. The extension by reason of bulk and proximity would result in overbearing and oppressive impact on the amenity space to nr 6 Dearnfield with potential overshadowing in late afternoon.

**Refused application drawing**



ADP agree with the reasons for refusal of this application, and these reasons have been fully considered and addressed within the current application proposals.

## Second application - 2025/62/93470 - Erection of extensions.

**Reasons for refusal** – proposed extensions would not form subservient additions, would result in an unsympathetic appearance harmful to the character of the host property and surrounding area. The extension by reason of massing and proximity would result in overbearing and oppressive impact on the amenity space to nr 6 Dearnfield with potential overshadowing in late afternoon.

### Refused application drawing



## Appeal application APP/Z4718/D/25/3364837 - against application 2025/62/93470.

**Main focus of appeal** – a) effect on the character and appearance of the area; and b) effect on the living conditions of the occupiers of number 6 Dearnfield with specific regard to light and outlook.

### Inspectors' reasons for dismissal of appeal based on a) –

- Appeal building is one of three detached of same architectural style – these have been minimally extended, preserving their original form – as such this group retains a collective identity and strong coherence, positively contributing to the character and appearance of the area.
- Development does not present a fully subordinate appearance, extensions to both sides flush with the front elevation, resulting in a continuous and bulky massing. Extensions would therefore appear dominating and disproportionate additions.
- Out of scale with original dwelling and disrupt the original consistency of the group of three dwellings within the cul-de-sac.
- Combination of catslide roof to one side and pitched roof to the other, result in an unbalanced and incongruous composition.

### Inspectors' reasons that the appeal found in the appellant favour in respect of b) –

- First floor side extension is set back to the rear and the property has an angled orientation increasing separation from No. 6.
- Given the extensions lower height, recessed massing and positioning, it would not result in a significant reduction of light, nor would it appear an oppressive addition from No. 6's garden areas.

- No. 6 benefits from a south-facing rear garden within a relatively long and narrow plot. Therefore, whilst some overshadowing would occur during late afternoon, ample light would still be maintained for No. 6.
- The proposal would not harm the living conditions of the occupiers of No. 6 with specific regard to light and outlook. Accordingly, it would not conflict with Policy.

**Justification of how the current application proposals overcome the previous reasons for refusal, set out by the appeal decision (each point is addressed individually below):**

- *Appeal building is one of three detached of same architectural style – these have been minimally extended, preserving their original form – as such this group retains a collective identity and strong coherence, positively contributing to the character and appearance of the area.*

The Inspector's statement above is not factually correct; there were *four* properties of matching design within the cul-de-sac, No's 1, 2, 4 and 5 (the application property). All have since undergone significant modification:

- **No. 4:** Two-storey side extension (over 5m wide), front extension (1985) and rear conservatory (1994) – see current images below of No. 4



- **No. 2:** Garage extension (double), erection of outbuilding to the west and modern refurbishment including black vertical boarding – see current image below of No. 2 – no planning permission evident for this development



- **No. 1:** Single-storey rear extension (likely under PD)

The group therefore **no longer presents as a coherent or consistent set**, and the argument that the development disrupts a uniform character is no longer applicable.

- *Development does not present a fully subordinate appearance, extensions to both sides flush with the front elevation, resulting in a continuous and bulky massing. Extensions would therefore appear dominating and disproportionate additions.*

The current proposals have been specifically designed to ensure clear subservience in accordance with the Kirklees SPD.

Extension	Front Setback	Rear Setback	Ridge Height Difference
West	810 mm	785 mm	300 mm below host
East (first floor)	2250 mm	2160 mm	485 mm below host

These setbacks exceed the SPD minimum of 500mm by a significant margin. The ridge heights are also clearly subordinate. Therefore, overcoming the above reason for refusals.

The 3D visualisation below demonstrates this beyond doubt.



- *Out of scale with original dwelling and disrupt the original consistency of the group of three dwellings within the cul-de-sac.*

The 3D street scene view below shows the proposals within the context of the significantly extended No. 4 Dearnfield and the extended and altered No. 6 Dearnfield. Showing that the proposal sits comfortably and proportionately within the existing built form and is not out of scale..



The 3D view below also shows the proposals in context of No's 1 and 2, which have undergone more recent changes and extension than those shown in this Google street view image (as noted above). As evidences above the group of *four* no-longer have a strong coherent appearance to retain.



- Combination of **catslide roof to one side and pitched roof to the other**, result in an unbalanced and incongruous composition.

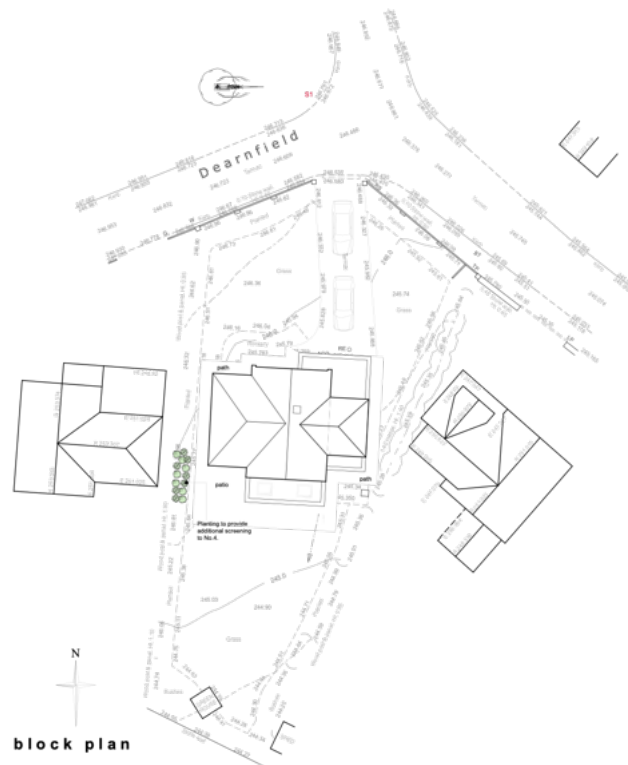
The previous concern about mismatched roof forms is no longer relevant. The current proposal uses matching, sympathetic roof forms aligned with the architectural character of the host dwelling and the surrounding area, creating a balanced and well-integrated composition.



#### Positive aspects identified by the Inspector remain true:

- **First floor side extension is set back to the rear** and has an angled orientation increasing separation from No. 6.
- Given the **extensions lower height, recessed massing and positioning**, it would not result in a significant reduction of light, nor would it appear an oppressive addition from No. 6's garden areas.
- No. 6 benefits from a south-facing rear garden within a relatively long and narrow plot. Therefore, whilst some overshadowing would occur during late afternoon, **ample light would still be maintained for No. 6.**
- The **proposal would not harm the living conditions of the occupiers of No. 6** with specific regard to light and outlook. Accordingly, it would not conflict with Policy.

The proposed first-floor extension is set back to the same extent as that in the appeal application proposal, with the ground floor element being further set back than in the appeal application. The roof height is lower than the host dwelling and the massing remains recessed and non-oppressive. The appeal found no harm regarding light or outlook, and the revised scheme maintains these mitigating features.



To further evidence overall scale appropriateness building footprint coverage has been calculated for the application site and the adjacent dwellings. These percentages are as follows:

- **No. 5** (existing) – the building currently occupies **10.5%** of the site area
- **No. 5** (after proposed development) – the building would occupy **16.5%** of the site area
- **No. 4** (existing) – the building occupies **16%** of the site area
- **No. 6** (existing) – the building occupies **23%** of the site area

The above figures demonstrate that the proposed development will not generate a property which is “out of scale” and that the proposed scale is appropriate for both the plot size and in relation to the adjacent properties.

This justification statement demonstrates that the revised proposals:

- **Overcome all previous reasons for refusal**
- Provide **subordinate, well-designed extensions** fully compliant with SPD guidance
- Sit comfortably within the evolving character of the cul-de-sac
- Respect neighbour amenity, maintaining adequate separation and light
- Are appropriately scaled, contextually justified, and architecturally sympathetic

We respectfully request that Kirklees planners give full and careful consideration to the detailed justification provided and recognise that the proposed development represents a **well-considered design**, proportionate to the plot and setting, with no adverse impacts on local character or neighbouring properties.