

10th December 2025
Ref 2025/158 BNG

Land Adjacent 28 Stringer House Lane, Emley

Design Statement

1. Project Summary

Site Address:

Land Adjacent 28 Stringer House Lane
Emley
Huddersfield
HD8 9SU

Proposal Description: Erection of detached dwelling (Variation)

2. Introduction & Background

This document has been prepared in support of a variation of condition application for the above address.

Following on from the original consent, the site has now changed hands to a new owner who is wanting to build their own custom self-build dwelling. The original design scheme approved does not meet the needs of the purchaser and their family, and as such we have been instructed to prepare a modified design scheme to fit their brief.

3. Summary of Changes

The modified design scheme keeps many of the originally approved design's features, however has realigned and altered them to suit the new owners needs. The main changes include -

- Use of attic space to form additional bedroom and games room
- Removal of linked garage wing and formation of detached garage to front.
- Relocated house to allow for easier vehicle access and to reduce the proximity of the house to Stringer House Lane.
- Modified arrangement of bay windows and glazing to front.

4. Justification of changes

The modified scheme retains a traditional character which reflects the existing built form along Stringer House Lane. The proposed scheme is materially similar in scale to the original approval with a slight change in volume to the main dwelling. The additional volume is in the depth and is therefore not perceived from Stringer House Lane or the surrounding context.

The modified proposal sits further back into site, which still sits between 28 and Broomfield Farm. The modified proposal sitting further back also allows for it to sit lower thanks to the diminishing ground level to the east. This again reduces the sense of scale.

The proposed garage in the front of the site as well as a green soft verge and boundary creates a sense of visual screening for the property. These features conceal the additional sections of glazing.

The additional separation between the proposed house and 28 gives a more open feel to the development and creates a greater sense of space.

As shown on the submitted street scene drawing, the proposed roofline and massing is similar when viewed from Stringer House Lane to the original approval. The roofline still sits below the ridges of 28 and Broomfield Farm. The house being set down and back from the road also diminishes its impact and perceived scale per the illustrative 3D view below.



We believe the modified scheme repeats the same design language as the previous approval with a reconfigured design which has been produced to address the new landowners direct requirements.

Document prepared by

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