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Architectural Services



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Design and Access Statement

23 Prestwich Drive Huddersfield, West Yorkshire HD2 2NU



Introduction

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.

23 Prestwich Drive is a two-storey detached house situated on the western edge of Huddersfield, within the Ashbrow ward of Kirklees Metropolitan Borough Council. The site's postcode is HD2 2NU, placing it approximately 1.4 km northwest of Huddersfield town centre and 1.8 km from Huddersfield Rail Station. The property lies outside any designated conservation area and is not listed.

The addition of a second storey to the side extension will maintain the existing ground levels, with no excavation required, ensuring minimal disruption to drainage patterns and preserving the site's gentle west-to-east fall.

1.1 Site Description and Topography

The plot extends to roughly 650 m² and accommodates a front driveway, the main entrance on the east elevation, and a private rear garden. Ground levels are generally level from the front and have a raised area towards the far end of the boundary on the west side of the site. The fall from west to east, ensuring straightforward drainage and universal access. Boundary treatments comprise low stone walls to the street frontage and timber fencing to the side and rear, reflecting the prevailing character of the estate.

1.2 Surrounding Built Character and Land Use

Prestwich Drive is a predominantly residential street characterized by detached family homes built in the late 20th century. Typical properties feature stone walls with rendered first floor area, pitched roofs with concrete tiles, and modest front gardens with off-street parking provision. To the north and south lie similar two-storey dwellings, while to the rear are private gardens. There are no commercial or industrial uses immediately adjacent, reinforcing the street's suburban residential context.

1.3 Planning Policy Framework

The proposal falls under:

- National Planning Policy Framework (NPPF), emphasizing design quality, accessibility, and sustainable development.
- Kirklees Local Plan, specifically Policies LP24 (Design), LP21 (Highway safety and access), and LP22 (Sustainable travel).
- Kirklees Housebuilders Design Guide SPD, which sets out guidance on layout, parking, boundary treatment, and materials.

1.4 Proposal Evolution

This application builds upon a previously submitted scheme for a two-storey rear extension and single-storey side extension by incorporating a second storey to the side element. This revision responds to the family's evolving needs for additional habitable space, creating a larger principal bedroom, expanded office, and dedicated study room while maintaining the overall footprint and respecting site constraints.

Local Planning History

2.0 - Local relevant planning permission

- Application reference 2007/62/91667/W2
 - Site: 11 Prestwich Drive, Huddersfield (HD2 2NU)
 - Proposal: ground-floor and first-floor extensions
 - Application received and validated: 19 April 2007
 - Public consultation: 4 May – 25 May 2007
 - Decision: conditional full permission granted 14 June 2007
- Application reference 2011/62/93213/W
 - Site: 19 Prestwich Drive, Huddersfield (HD2 2NU)
 - Proposal: first-floor extension
 - Application received: 2 December 2011
 - Validated: 13 December 2011
 - Public consultation: 21 December 2011 – 3 February 2012
 - Decision: conditional full permission granted 7 February 2012
- Application reference 2013/62/93352/W
 - Site: 12 Prestwich Drive, Huddersfield (HD2 2NU)
 - Proposal: first-floor side extension over existing garage
 - Application received and validated: 17 October 2013
 - Public consultation: 23 October – 17 November 2013
 - Decision: conditional full permission granted 12 December 2013
- Application reference 2016/62/91996/W
 - Site: 9 Prestwich Drive, Huddersfield (HD2 2NU)
 - Proposal: two-storey side and single-storey rear extensions
 - Application received: 13 June 2016
 - Validated: 14 June 2016
 - Public consultation: 21 June – 19 July 2016
 - Decision: conditional full permission granted 27 October 2016

Proposal

3.0 - Second Storey Side Extension

- The proposal is for a second storey side extension above the existing approved single storey side extension

First Floor

- The project seeks to reconfigure the first floor to provide an enlarged bedroom and an expanded office/study space. These enhancements are intended to support contemporary family needs, including facilitating remote working arrangements and providing a dedicated study environment for children. The proposed layout will deliver a more functional and adaptable first floor, aligned with the household's evolving requirements.

3.1 Appearance

- The proposed extension is to be built using similar stone as the existing property
- The proposal has been designed using a vernacular style with stone and similar materials to that of its surroundings.
- The extension is in keeping with similar neighbouring properties such as, no.9, no.12 and no. 19, no.11 and 14.
- The second storey is set back to allow a continuous building line to not impact the visual appearance of the street scene.

3.2 Access, Parking and Garden

- Access to the property is off Prestwich Drive and will remain unaffected by the proposal
- The front garden has parking for 2 vehicles outside and a further 2 vehicles parking in the garage.
- The rear garden is approximately 390 square metres and approximately 340 square metres will remain post extension to the rear garden.

3.3 Justification of Work

- The proposed extension mirrors the scale, massing and design language of previously approved schemes on Prestwich Drive, ensuring consistency with the site's planning history and reinforcing local character in line with the National Planning Policy Framework (paragraph 130) and Kirklees Local Plan Policy LP24 (Design). Materials and architectural details—including matching brickwork, roof pitch, eaves profiles and window proportions—respect the established vernacular and maintain a cohesive street scene.
- Two secure off-street parking spaces are provided and an additional 2 off-street car parking spaces are provided, exceeding the Kirklees Highways Design Guide SPD requirement of two spaces for a three-bedroom dwelling (Policy LP22), thereby enhancing highway safety and supporting sustainable travel objectives without increasing overall parking demand.
- A detailed sun-path and shadow analysis confirms the detached siting and unchanged roof height result in no harmful overshadowing, daylight loss or adverse visual impact to No. 18, satisfying the Kirklees Housebuilders Design Guide SPD guidance on daylighting and overshadowing.
- Internally, existing side dormer accommodation is fully integrated into a continuous roof form. All windows previously facing No. 21 are relocated to the front and rear elevations, increasing separation distances above the SPD's minimum 21 metres and preserving neighbour privacy in accordance with LP24 and NPPF paragraph 130(f).
- The additional study and office spaces address increased home-working demands post-COVID, supporting local economic resilience as per NPPF Chapter 6.
- The scheme includes biodiversity measures such as integrated swift bricks and native planting, contributing to a 10% net gain per emerging policy requirements.

4.0 Conclusion

The proposed addition of a second storey to the side extension at 23 Prestwich Drive has been carefully designed to enhance the property's functionality while integrating seamlessly with the established suburban character and the approved initial scheme. This revision creates a larger principal bedroom, expanded office, and dedicated study room above the existing single-storey side element, addressing the family's needs for flexible living and working spaces without altering the overall footprint. In line with paragraph 130 of the National Planning Policy Framework, the addition "functions well and adds to the overall quality of the area" through matching natural stone, concrete roof tiles, and vertically proportioned window openings (Housebuilders Design Guide SPD, Sections 4.2 & 4.3). This material palette and detailing align with neighbouring properties (Nos 9, 11, 12, 14, and 19), preserving the cohesive streetscene under Kirklees Local Plan Policy LP24 (Design).

The scale, massing, and roof form of the second-storey side extension—aligning with the host dwelling's ridge height—ensure subservience and avoid overbearing impacts on adjoining properties, complying with SPD Section 3.1 on form and proportion. An updated sun-path and overshadowing analysis confirms no material loss of daylight or additional overshadowing to Nos 18 or 21 Prestwich Drive, meeting SPD Section 6.2. Privacy is safeguarded by removing all side-facing windows, eliminating any overlooking concerns in comparison to the existing side-facing windows, and maintaining separation distances that exceed SPD Section 5.3's minima (21 m front-to-front, 12 m back-to-back). Internally, the reconfigured upper floor optimizes daylight, ventilation, and space efficiency, with rooms surpassing regulatory standards.

Access, parking, and garden provisions remain unchanged from the initial approval, upholding highway safety per Local Plan Policy LP21 (Highway Safety & Access) and exceeding parking standards under Policy LP22 (Sustainable Travel) and SPD Section 7.1. Sustainability features, including high-spec insulation, low-E glazing, and potential solar provisions on the new roof pitch, support NPPF paragraphs 154 (climate adaptation) and 155 (energy efficiency), alongside biodiversity enhancements like swift bricks.

In summary, this second-storey addition exemplifies good design and sustainability principles, fully compliant with the NPPF, Kirklees Local Plan Policies LP24, LP21, LP22, LP49 (Low Carbon & Renewable Energy), and LP52 (Infrastructure Delivery), and the Kirklees Housebuilders Design Guide SPD (Sections 3–7). By providing a harmonious and policy-aligned enhancement that protects neighbour amenity and promotes low-carbon living, the proposal positively contributes to the local built environment and supports long-term family wellbeing.