

Design & Access Statement

Proposed Development: Erection of One Bedroom Bungalow facing Earls Avenue

Site Address: Rear of 14 Lincroft Avenue, Huddersfield, HD5 8DS. Facing Earls Avenue.

Applicant: Colin Smith

1. Introduction

This Design & Access Statement accompanies the planning application for the erection of a one-bedroom bungalow on unused land situated on Earls Avenue, Huddersfield.

Although the site is registered under the address of 14 Lincroft Avenue, the proposed dwelling will be orientated to face Earls Avenue, with its principal elevation and vehicular access taken from this frontage.

The proposal aims to deliver a modest, well-proportioned home that complements the surrounding residential context, incorporates sustainable design features, and complies with current building regulations. It has been developed in accordance with the National Planning Policy Framework (NPPF) and Kirklees Local Plan policies LP24, LP22, and LP28, as well as the Kirklees Housebuilders Design Guide SPD.

2. Site Context

Location & Orientation

The application site is located within a well-established residential area characterised predominantly by detached and semi-detached dwellings. The land is currently unused and fronts directly onto Earls Avenue, allowing the proposed dwelling to integrate positively with the existing street scene. Although the site sits behind the curtilage of 14 Lincroft Avenue, it has a clear and established frontage onto Earls Avenue and therefore does not constitute traditional 'backland' development.

Access Arrangements

Vehicular and pedestrian access will be taken directly from Earls Avenue via an existing dropped kerb, requiring no additional highway works and ensuring safe and convenient entry to the property.

Surrounding Character

Neighbouring properties are predominantly traditional in style, using red brick or render with pitched/hipped tiled roofs. Modest landscaped front gardens and private rear amenity spaces contribute to the area's cohesive and attractive residential character.

Planning History & Constraints

The site is free from known restrictive covenants, Tree Preservation Orders, or other planning constraints.

Level Considerations

The plot has been levelled so the ridge height of the proposed dwelling sits approximately 0.8 m above the ridge height of Lincroft Avenue. Then, 4.7 m above the shared pathway, reducing overlooking and overbearing impact on neighbouring properties along Lincroft and Felcote Avenue.

3. Local Facilities

The location is well served by local amenities, making it suitable for a wide range of residents:

- Within a 0.5-mile radius, there are several supermarkets and convenience stores, providing easy access to everyday essentials.
- Several primary schools are located within walking distance, supporting family's needs.
- Public transport links are strong, with nearby stations offering convenient connections to surrounding areas.
- Recreational and community facilities, including a local park, are also within walking distance, enhancing the quality of life for future occupants.
- Healthcare services, including GP surgeries, dental practices, and pharmacies, are readily accessible.

These facilities support the sustainability of a small single-occupancy or couple-suitable dwelling. The site therefore meets the definition of a sustainable location suitable for small residential development as defined in the NPPF.

4. Proposed development

Layout

The dwelling will be positioned within the 15 m × 8 m plot, maintaining appropriate separation distances from neighbouring properties. The frontage will comprise a 3x5 m permeable driveway in accordance with Kirklees Council guidance, alongside a 4.2x3.2 m landscaped lawn. To the rear, a 2 x 9.2 m patio area will provide usable outdoor amenity space.

Scale & Massing

The footprint measures approximately 6 m wide × 8m deep, with a ridge height of 5 m. The overall built form occupies a third of the plot area, ensuring the site is not overdeveloped. This low site coverage ensures sufficient amenity space and visual separation from neighbouring properties. The simplified roof form and modest ridge height significantly reduce the overall massing compared to a full two-storey dwelling, minimising visual prominence and ensuring the building is subordinate within the street scene.

Accommodation is arranged over two levels:

Ground floor: Open-plan kitchen/dining space, a living room, and a bathroom.

Upper level: A large double bedroom, and a bathroom. The window is positioned and designed to avoid overlooking neighbouring properties.

The roof design was selected to prevent overshadowing and visual dominance on Felcote Avenue, particularly in response to feedback from

previous planning consultations. Its orientation ensures that roof slopes face away from neighbouring terraces, preserving daylight and amenity. The overall scale is consistent with other dwellings in the locality and ensures the property does not appear overbearing.

Appearance

The principal elevation features a centrally positioned entrance door beneath, offering balance and street presence.

The roof form reflects traditional residential architecture while providing functional upper-level accommodation. The upstairs window is positioned within the front gable end of the property facing onto Earls Avenue.

5. Materials & Landscaping

Element	Material / Finish	Rationale
External Walls	Lower 900 mm in red brick; high-quality cream render above	Blends traditional local character with a contemporary finish. The material palette of red brick and off-white render reflects the prevailing materiality of Earls Avenue, ensuring visual cohesion.
Roof	Grey concrete interlocking tiles	Durable and visually in keeping with neighbouring properties.
Windows & Doors	Anthracite grey UPVC, double-glazed	Energy-efficient, low-maintenance, and contemporary in appearance.
Driveway	Permeable block paving. Driveway will be raised for easy access on and off the property.	Complies with sustainable drainage guidance and reduces surface water run-off.
Pathway	Front path: 1 m wide Right side path: 1 m wide Left side path: 2 m wide	Pathways around the sides of the property allow access to the rear amenity space and bin storage. Distance between neighbouring houses is maintained.
Landscaping	4 x 3 m lawn frontage with low-maintenance shrubs; paved pathways	Enhances visual amenity and complements the streetscape.
Patio	9.2 m x 2 m Patio area	Provides private outdoor space.
Bin Storage	Wooden Built-in storage	Feedback from previous consultation. Storage suitable for both Recycle and Waste bin in accordance to Kirklees Council requirements.
Boundary Treatments	Low-level boundary treatment to the frontage (such as railings or low timber edging) to maintain the open character of Earls Avenue, with 1.8m fencing	Maintains street openness while ensuring privacy to the sides and rear.

	retained only to the sides and rear.	
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6. Sustainability

Insulation: High-performance insulation exceeding Building Regulations requirements.

Heating & Hot Water: Gas combination boiler for efficient heating and hot water.

Surface Water Management: Permeable driveway paving to manage run-off sustainably.

EV Charging: An electric vehicle charging port will be installed on-site.

Materials: Use of durable and recyclable materials where possible.

Materials: The dwelling exceeds minimum fabric-first energy efficiency requirements.

7. Access & Safety

Vehicle Access: The driveway provides 3m × 5m of off-street parking, compliant with Kirklees Highways standards for a 1-bed dwelling. Adequate visibility splays exist in both directions. The dwelling uses an existing dropped kerb, avoiding any impact on the public highway.

Pedestrian Access: Level thresholds and paved pathways to all principal entrances.

Lighting: External low-energy LED lighting will be installed for security and safety.

8. Conclusion

The proposed one-bedroom bungalow to the rear of 14 Lincroft Avenue (fronting Earls Avenue) has been designed to respect and complement the surrounding built environment. The proposal has been revised to address every concern within the previous refusal, including massing, spacing, amenity, and site layout. The development therefore represents a sustainable and policy-compliant minor infill addition to the residential character of Earls Avenue. It delivers a modest and sustainable dwelling that complies with Kirklees Council guidance on driveway dimensions, incorporates sustainable drainage and EV charging provision, and preserves the open character of the street frontage. The proposal reflects the guidance set out in Kirklees Local Plan policies LP24, LP22, and LP28, and the Housebuilders Design Guide SPD, ensuring a high-quality, sustainable, and contextually appropriate development. Plans and elevations submitted with this application demonstrate that the design sits comfortably within the plot and is sympathetic to the surrounding streetscape.