



UHDesign
Architectural Services



07704906935



Umar@UHDesign.co.uk

Design and Access Statement

2 Belton Grove, Huddersfield, West Yorkshire HD3 3RF



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.

2 Belton Grove is a semi-detached property in Birchencliffe, Huddersfield, positioned within a well-connected suburban setting. Its established residential character, corner plot, and proximity to local services provides a strong foundation for development.

- Type: Semi-detached dwelling, typical of Belton Grove where 91% of properties are semi-detached.
- Part stone-fronted and rendered elevations, with PVCu double glazing and gas central heating.
- Layout:
 - Ground floor: Entrance hall, living room, dining room, and kitchen.
 - First floor: Three bedrooms and a bathroom.
 - Additional: A useful boarded attic room with gable window, accessed via drop-down ladder.
- External Features:
 - Corner plot with driveway access to a single garage.
 - The modest garden area provides scope for landscaping or biodiversity enhancements.

1.1 Site Description and Topography

The site extends to approximately 242 m² and accommodates a front driveway, the main entrance in the South facing elevation, and a private rear garden. The ground level is primarily flat for the majority of the site area. There is a drop in level to the East of the site where the detached garage is located.

The property has an existing single storey side extension and a 3 metre single storey rear extension.

1.2 Surrounding Built Character and Land Use

Belton Grove forms part of a suburban residential area in Birchencliffe, Huddersfield, characterised mainly by two-storey semi-detached houses with stone or rendered elevations, pitched roofs, and modest gardens. Properties are arranged in cul-de-sacs, creating a consistent streetscape with low traffic and a family-oriented feel. Corner plots, such as No. 2, provide slightly larger curtilages with garages and driveways. Overall, the built character is uniform, with sympathetic modernisations.

1.3 Planning Policy Framework

Relevant Planning Policies

National Policy

- National Planning Policy Framework (NPPF, 2024)
- National Design Guide (2021)
- National Model Design Code (2021)

Kirklees Local Plan Policies

- LP01 – Presumption in Favour of Sustainable Development
- LP02 – Place Shaping
- LP21 – Highways and Access
- LP22 – Parking
- LP24 – Design
- LP28 – Drainage
- LP30 – Biodiversity and Geodiversity
- LP32 – Landscape
- LP51 – Protection and Improvement of Local Air Quality
- LP52 – Protection and Improvement of Environmental Quality

Supplementary Planning Guidance

- Kirklees House Extensions and Alterations SPD (2021)
- Kirklees Highways Design Guide SPD (2019)
- Kirklees Climate Change Guidance for Planning (2021)

Local Planning History

2.0 - Local relevant planning permission

Planning Application Summary

- Application Number: 2020/62/92725/W
 - Location: 3 Belton Grove, Birchenclyffe, Huddersfield, HD3 3RF
 - Proposal: Erection of two-storey side extension and external alterations
 - Decision Date: 21 January 2021
 - Decision: Conditional Full Permission
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- Application Number: 2019/62/92034/W
 - Location: 22 Belton Grove, Birchenclyffe, Huddersfield, HD3 3RF
 - Proposal: Erection of single and two-storey extensions to side and rear, and single-storey extension to front
 - Decision Date: 23 August 2019
 - Decision: Conditional Full Permission
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- Application Number: 2001/62/92952/W2
 - Location: 14 Belton Grove, Birchenclyffe, Huddersfield, HD3 3RF
 - Proposal: Erection of two-storey extension
 - Decision Date: 28 December 2001
 - Decision: Conditional Full Permission

Proposal

3.0 - Part Two Storey Side Extension and Single Storey Side Extension and Rear Dormer

Summary of Proposal

- The proposal is for a part two storey side extension and a single storey side extension and rear dormer
- The rear projection matches that of the existing single storey projection.
- The side projection matches that of the existing garage that is built upon the boundary line.
- The side extension is to contain living space.
- Access to the garage from the rear garden.
- Rear dormer is to create an extra bedroom and a study room/office.

Lower Ground Floor

- A rebuilt garage that allows for a continued use of a parking space. With access from the rear garden.

Ground Floor

- The proposal adds additional space on the ground floor.
- The dining area is to be extended which allows the reorganisation of the existing dining area to allow the house to be more functional for the needs of the family

First Floor

- The proposal extends the 1st floor above the existing ground floor extension only, to create a staircase access to the loft. The extension is set back from the front elevations by approximately 2.7 metres. This allows for a continuous building line with the neighbouring building which fronts Halifax Road.
- The existing bathroom will be extended to create a main family bathroom.

Loft (Dormer) Floor

- The dormer is to the rear only and to extend over the first floor extension to create a bedroom with attached en-suite.
- The proposal includes a study room for the evolving needs of the family for working from home and study room.
- The dormer is raised slightly above the existing ridge to allow for headheight due to new building regulation standards for insulation. The design of the raised element will follow the slope of the front of the property. Due to the street layout and topography the extra lip created would not be visible from the front elevation, preserving the street scene. The visibility from the side elevation would be minimal as it should seamlessly integrate into the rear dormer.

3.1 Appearance

- The existing property is a brick and render split. The proposed extension will remain in a similar style with modernised render. This will replace the outdated pebble dash, similar to that of many of the properties on Belton Grove and adjoining Birchington Avenue.
- The dormer will be clad in grey to match a similar colour to that of the existing grey roof tiles.

3.2 Access, Parking and Garden

- Access to the property is off Birchington Avenue and will remain unaffected by the proposal
- Parking provisions are made for 3 vehicles, 1 within the garage, the second outside the garage and the third will be on the newly formed drive to mirror that of the neighbouring property.
- Post extension the rear garden is minimally affected with only the staircase from the garage impacting the rear garden. The area of the rear garden is approximately 86 square metres and further approximately 115 square metres to the side and front garden.

3.3 Justification of Work

The proposed two-storey side extension, single-storey side extension, and rear dormer have been carefully designed to integrate positively with the established character of Belton Grove and to comply fully with local and national planning policy and guidance.

- The scheme follows the scale, form, and contemporary detailing of previously approved extensions in the immediate locality, most notably the two-storey side extension at 3 Belton Grove (2020/62/92725/W) and the part-single/part-two-storey side, rear and front extensions at 22 Belton Grove (2019/62/92034/W) – LP02; LP24; National Design Guide; NPPF.
- The two-storey side element is limited in height and projection and is set back approximately 2.7 m from the principal (Halifax Road) elevation, thereby maintaining a consistent building line with neighbouring properties and avoiding any terracing or overbearing impact – Kirklees House Extensions and Alterations SPD; LP24; NPPF.
- The single-storey side extension aligns with the existing garage that is built to the eastern boundary, respecting the established pattern of development on corner plots within Belton Grove – Kirklees House Extensions and Alterations SPD; LP02; LP24.
- The rear dormer is modest in scale and located to the rear only. The slight raising of the ridge (necessary to achieve compliant headroom under current Building Regulations insulation requirements) follows the existing front roof slope and, owing to the site topography and street layout, will not be visible from the principal elevations or street scene – Kirklees House Extensions and Alterations SPD; LP24; National Model Design Code.
- Materials will directly match and enhance the existing dwelling: smooth modern render replacing outdated pebbledash (as seen on numerous properties in Belton Grove and adjoining Birchington Avenue) with grey cladding to the dormer to match the existing roof tiles – LP02; LP24; National Design Guide.
- Existing vehicular and pedestrian access from Birchington Avenue remains unchanged, with continued level and inclusive access to the front entrance – LP21; LP24; National Design Guide.
- Secure on-site parking is retained and enhanced: one rebuilt garage space plus the existing driveway space, with further additional parking provided on the front. (as per No. 4 Belton Grove) – LP21; LP22; Kirklees Highways Design Guide SPD.
- The modest enlargement and internal reconfiguration significantly improve family living arrangements and accessibility while reusing the vast majority of the existing building fabric – LP01; LP02; NPPF.
- Generous private amenity space is preserved, with approximately 86 m² of rear garden and a further 115 m² of side/front garden retained, maintaining high levels of outdoor space and scope for biodiversity enhancements – LP30; LP32; Kirklees House Extensions and Alterations SPD.
- The limited height, rear location and semi-detached siting of the extended dwelling ensure no material loss of daylight, sunlight or privacy to neighbouring properties – Kirklees House Extensions and Alterations SPD; LP24; NPPF.

- Existing ground levels and the gentle fall across the site allow surface water to continue to drain naturally without engineered intervention – LP28; Kirklees Climate Change Guidance for Planning.
- The works provide an excellent opportunity to upgrade insulation, install high-performance glazing and incorporate low-carbon technologies, thereby improving energy efficiency and reducing operational carbon emissions – LP01; LP52; Kirklees Climate Change Guidance for Planning; NPPF.
- A Construction Management Plan will be implemented to minimise noise, dust, deliveries and contractor parking during the construction period – LP21; LP52.
- In reference to the ground floor and first floor, direct local precedent is provided by the recently constructed extensions at Nos. 3, 22 and 14 Belton Grove, confirming that extensions and alterations of this nature and design approach are acceptable and successfully integrate within the street scene – LP02; LP24; Kirklees House Extensions and Alterations SPD; National Design Guide.

4.0 Conclusion

The application proposes a modest designed package of extensions and alterations comprising a two-storey side extension, single-storey side extension, rebuilt garage, and rear dormer at 2 Belton Grove, Birchencliffe.

The scheme has been expressly tailored to respect the established semi-detached character of Belton Grove, drawing directly on the scale, form, and contemporary material upgrades seen in recently approved and implemented extensions at Nos. 3, 22, and 14 Belton Grove. The proposals maintain the spacious feel of this corner plot, preserve a continuous building line with adjoining properties, and ensure the rear dormer and minor ridge adjustment remain entirely unobtrusive within the street scene.

The development retains inclusive access, enhances on-site parking provision, safeguards generous private garden areas, and presents no adverse impacts on neighbouring amenity, highway safety, drainage, biodiversity, or visual amenity.

Furthermore, the works deliver tangible betterment through improved family accommodation, enhanced energy efficiency, and the opportunity for future low-carbon technologies – fully aligning with the sustainability objectives of the Kirklees Local Plan and national policy.

The application therefore constitutes sustainable development that accords with the provisions of the National Planning Policy Framework (2024), Policies LP01, LP02, LP21, LP22, LP24, LP28, LP30, LP32, and LP52 of the Kirklees Local Plan, the Kirklees House Extensions and Alterations SPD (2021), the National Design Guide, and the National Model Design Code.