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Design and Access Statement

75 Gramfield Road, HD45QE



Prepared for: Mr Alam

Address: 75 Gramfield Road, Huddersfield, HD4 5QE

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Application Type: Certificate of Lawful Existing Use or Development (CLEUD) under Section 191 of the Town and Country Planning Act 1990

Reference: Use of converted garage/games room for limited ancillary home-based beauty treatment services.

1. Introduction

Purpose of the Statement

This Design and Access Statement (DAS) supports an application for a Certificate of Lawful Existing Use or Development (CLEUD) to confirm that the limited use of the approved games room at 75 Gramfield Road for home-based beauty treatments, is lawful. It demonstrates that this activity does not constitute a material change of use, remaining incidental to the primary residential use of the dwelling. The statement aligns with the National Planning Policy Framework (NPPF) (2023), particularly Paragraphs 9 and 127 on sustainable development and planning for prosperous places, and Kirklees Local Plan (2019) policies such as LP2 (Sustainable Development), LP24 (Building Design and Appearance), and LP28 (Inclusive Communities).

As a CLEUD application, the focus is on evidencing lawfulness on the balance of probabilities, rather than full design appraisal. However, where relevant, access considerations are addressed to show no adverse impacts. This use falls within permitted development rights for minor home working under Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), as it is ancillary, de minimis in scale, and does not affect the dwelling's residential character.

- **Site Location:** 75 Gramfield Road, Huddersfield, HD4 5QE. The site is a detached bungalow on a residential plot in the Crosland Moor area, an established suburban neighbourhood with similar post-war housing. The property includes loft space used as bedrooms and a driveway providing off-street parking.
- **Proposal Summary:** Confirmation that the games room (formed via approved extension under planning permission 2024/91543, as highlighted in purple dashed lines on Drawing 2553/01) is lawfully used as a family breakout/games space, with very limited ancillary use (2-3 hours per day maximum, not every day) for single-client appointments. This includes no advertising, no staff, no walk-ins, off-street parking only, and minimal equipment/noise. The primary use remains C3 (dwellinghouse).
- **Application Type:** Existing CLEUD – the use has been established since completion of the approved works (circa 2024) and continues without material intensification.
- **Planning History:**
 - 2024/91543 (Approved): Erection of single-storey rear extension and extension above garage; erection of rear dormer; erection of extension and alterations to garage to form games room. This permission regularised the conversion of the integral garage to a habitable games room, integral to the dwelling. No conditions restrict subsequent ancillary uses.
 - No other relevant history; site unaffected by Article 4 Directions removing permitted development rights for home working.

This limited use supports the homeowner's health and independence while causing no amenity, highway, or character impacts, in line with NPPF Paragraph 130 on functional, inclusive development.

2. Site Context and Appraisal

Site Description

The site comprises a single detached bungalow (circa 1950s) on a 0.1ha plot, with front driveway access, rear garden, and loft conversion for bedrooms. The games room is an approved extension to the former garage, located to the side/rear (as per purple dashed highlight on Ground Floor Layout, Drawing 2553/01), providing internal access from the main dwelling. Total floor area is approximately 120 sqm, with the games room adding ~25 sqm.

Surrounding Context

- **Character and Setting:** Gramfield Road is a quiet cul-de-sac in Crosland Moor, featuring low-density detached/semi-detached bungalows with gardens and off-street parking. The area is predominantly residential (Use Class C3), with no commercial intrusions. The site is not in a conservation area, Green Belt, Area of Outstanding Natural Beauty (AONB), or flood zone (confirmed via Kirklees interactive maps and Environment Agency checks). The nearest bus stop is 300m away on Blackmoorfoot Road. Elevations on Drawing 2553/01 (e.g., Side Elevation 1:100, Rear Elevation 1:50) show the bungalow's modest pitched roof and brick facade, with the games room extension subordinate in scale.
- **Constraints and Opportunities:** No heritage or environmental designations apply. Opportunities include flexible home working to support health needs without external impacts.
- **Policy Context:** The use complies with Kirklees Local Plan Policy LP6 (Exceptional Quality Development – no harm to openness if Green Belt applied, but not relevant here) and NPPF Paragraph 132 on inclusive access. No neighbour objections recorded in enforcement dialogue.

[Reference: Drawing 2553/01 – Ground Floor Layout (purple highlight), Site Plan 1:500, and Location Plan 1:1250; Site Photos Appendix A – e.g., exterior views showing integration of games room extension.]

3. Design Principles and Use Rationale

The approved games room was designed as an integral family space under permission 2024/91543, with materials (e.g., matching brickwork, pitched roof) ensuring seamless integration, as detailed in elevations and roof layout on Drawing 2553/01. The current use follows a needs-based process: assess family/health requirements, evaluate low-impact options, implement de minimis activity. Principles draw from NPPF Chapter 12 (Achieving Well-Designed Places) and Kirklees Supplementary Planning Document on House Extensions (emphasising subordinate scale and residential harmony).

- **Amount and Layout:** The games room occupies ~25 sqm (purple dashed area on Ground Floor Layout 1:100, Drawing 2553/01) of the total dwelling, used primarily (80-90% of time) as a family breakout/games area. Ancillary beauty treatments, limited to 2-3 hours/day max, 1 client/appointment, not daily – equating to <5% site capacity. Internal layout retains open-plan family use (e.g., adjacent to utility/kitchen), with no subdivision or commercial partitioning. First Floor Layout shows no impact on loft bedrooms.
- **Scale and Appearance:** No external changes; the space blends with the bungalow's modest scale (single-storey, eaves <2.5m; see Side/Rear Elevations 1:50). No signage beyond a small, discreet directional notice (non-illuminated, <0.5 sqm) to guide clients discreetly.
- **Landscaping and Materials:** Unchanged from approval; permeable driveway for parking (space for 2 vehicles off-street, per Site Plan). No fixed salon fittings – portable equipment only (e.g., nail tools, no dryers/chemicals). Sustainable aspects include energy-efficient LED lighting from original build
- **Alternatives Considered:** Full commercial let rejected due to health limits and residential priority; no-staff model selected to avoid intensification. GP evidence confirms physical constraints prevent working full time.

This ensures the use "responds to local character" (NPPF Para 131) as a hobby-supporting extension of domestic life, with no visual or functional dominance.

4. Access Statement

Access is considered per NPPF Paragraph 132 and Equalities Act 2010, integrated to maintain inclusivity and safety. The limited use poses no access barriers or increases.

- **Vehicle Access:** Clients directed to private driveway (fully off-street, space for 2 vehicles; see Front/Side Elevations and Site Plan on Drawing 2553/01). No highway parking; instructions provided pre-arrival to avoid footway/kerb obstruction. No material traffic increase (1 vehicle/visit, infrequent). Complies with Kirklees Highway Standards (no cumulative impact).
 - **Pedestrian/Cycle Access:** Level threshold to games room door (step-free, 900mm wide, per Ground Floor Layout); direct from driveway/path. Wider site access via front entrance (900mm+ doors, suitable for mobility aids). Proximity to public footpaths encourages walking/cycling.
 - **Inclusive Design:** Single-client format allows flexible scheduling for needs (e.g., health accommodations); ground-floor location avoids stairs (no loft impact per First Floor Layout). No noise/disturbance from treatments. Supports Policy LP28 by enabling home-based independence for the homeowner.
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5. Compliance with Permitted Development Rights and Lawfulness

The use is lawful as ancillary to the C3 dwelling, not amounting to a material change under Section 55 of the Town and Country Planning Act 1990. It qualifies as permitted development for "use of a dwellinghouse for any purpose incidental to the enjoyment of the dwelling as such" (GPDO Schedule 2, Class E – minor operations/home working), with no prior approval needed due to scale. The approved structure (Drawing 2553/01) confirms integration without operational development issues.

Evidence of Lawfulness (Balance of Probabilities):

- **Duration and Continuity:** Established post-approval of 2024/91543 (completed summer 2024); consistent low-intensity pattern since. Though <10 years, no permission required as de minimis/non-material.
- **Scale/De Minimis Nature:** 1 client max at any given time, 2-3 hours/day (health-limited), appointment-only; no staff, advertising, walk-ins, or equipment causing noise/odour. Services restricted to beauty treatments (no salon operations), within the ~25 sqm games room (purple highlight, Drawing 2553/01).
- **No Impacts:** Off-street parking eliminates highway strain; no neighbour amenity effects (quiet, internal activity; elevations show no overlooking).
- **Limited use of the space;**

The proposed use of the premises will be limited to basic beauty treatments only. These treatments are intended to be short in duration, require minimal equipment, and can be undertaken within a modest spatial footprint.

This meets CLEUD criteria (NPPF Annex 5)

6. Conclusion

The limited use as basic beauty treatments of the approved games room at 75 Gramfield Road is a lawful, incidental extension of residential enjoyment, de minimis in scale, and supportive of the homeowner's health needs. It causes no material impacts, fully complies with national permitted development rights and local policies, and enhances inclusive living without harming the area's character, as evidenced by Drawing 2553/01. Issuance of the CLEUD will provide clarity, reducing stress amid ongoing health management.