



UHDesign
Architectural Services



07704906935



Umar@UHDesign.co.uk

Design and Access Statement

3 Brian Avenue, HD5 8DX



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.

Site and Property Description

Address and Location

The application site comprises 3 Brian Avenue, Huddersfield, West Yorkshire, HD5 8DX, a residential property situated in a suburban neighbourhood within the Dalton area of Huddersfield, approximately 2 miles south-east of the town centre in the Kirklees district. Properties along Brian Avenue are predominantly semi-detached and terraced houses, typical of mid-20th-century suburban development in this part of West Yorkshire.

The Property

3 Brian Avenue is a residential property. The property appears to have been historically divided or configured in a manner reminiscent of a back-to-back style, potentially split at some point to create separate dwellings or access arrangements (common in older West Yorkshire terraced housing stock where properties were originally built back-to-back and later adapted). Properties on Brian Avenue are predominantly semi-detached or terraced houses, built in a typical mid-20th-century style common to this part of West Yorkshire, featuring brick exteriors, pitched tiled roofs, front gardens/driveways, and on-street parking.

Due to the back to back style split it has created a predominantly front facing amenity space with the side of the property houses an existing extension.

Visual Appearance

The street consists of modest suburban homes with consistent architectural style, typically featuring front-facing entrances and driveways. Some properties in the vicinity show evidence of historical adaptations common to the region.

1.1 Site Description and Topography

The plot extends to approximately 270 m² and accommodates a front driveway, the main entrance, and a private side and front garden. Ground levels are generally level.

Side Garden is approximately 70 m² including the area the existing side extension is.

1.2 Planning Policy Framework

National Policy

- **National Planning Policy Framework (NPPF, 2024):** Promotes sustainable development with high-quality design (Paragraphs 130 & 134, Chapter 12). Extensions must be sympathetic to local character, visually attractive, and protect neighbour amenity.
- Many single-storey side extensions qualify as **Permitted Development** (GPDO 2015, as amended), provided they meet limits (e.g., max 4m height, width $\leq$ half original house, similar materials, no forward projection). If outside PD limits, full planning permission is required.

Local Policy (Kirklees Local Plan, adopted 2019)

- **Policy LP1:** Presumption in favour of sustainable development.
- **Policy LP24 (Design):** Requires extensions to respect context, scale, massing, materials and streetscene; must be subordinate to the original dwelling.
- **Policy LP35 (Residential amenity):** No unacceptable harm to neighbours' light, privacy or outlook.

Supplementary Guidance

- **Kirklees House Extensions and Alterations SPD:** Provides detailed advice for side extensions:
 - Subordinate in scale (typically $\leq$ two-thirds original width).
 - Matching/complementary materials (brick, tiled roof).
 - Avoid terracing effect on semi-detached pairs.
 - Set back from front elevation where visible.
 - Retain parking and garden space.
 - Protect neighbour amenity (no significant overshadowing/overlooking).

The site is not in a Conservation Area or Green Belt, so the focus is on maintaining the established mid-20th-century suburban character of Brian Avenue.

Local Planning History

2.0 – Local relevant planning permission

2019/62/93219/W

Reference: 2019/62/93219/W

Location: Ravensholme, Earles Avenue, Dalton, Huddersfield, HD5 8DT (immediate vicinity of Brian Avenue, Almondbury Ward)

Description: Alterations to convert one dwelling into two separate dwellings, together with erection of side extensions.

This approval demonstrates that side extensions combined with internal alterations/subdivision in the immediate local area (similar suburban residential context) have previously been supported by Kirklees Council, subject to appropriate conditions.

Proposal

3.0 – Single Storey side extension

- The proposal is for a single storey side extension to contain a dining space, accessible WC and accessible bedroom. The proposed extension also allows the kitchen to relocate to provide accessible use of the kitchen too.

Ground Floor

- The proposal adds additional spaces on the ground floor. The internal layout will adjust to allow the house to be more functional for the needs of the family.

3.1 Appearance

- The proposed extension is to be built using similar stone as the existing property, the existing side extension stone will be used to face the front elevation to allow it to seamlessly blend into the existing property.
- The proposal has been designed using a vernacular style with stone and similar materials to that of its surroundings.

3.2 Access, Parking and Garden

- Access to the property is off Brian Avenue and will remain unaffected by the proposal.
- The front garden has parking for 2 vehicles
- The side and front garden is in a private setting and is approximately 190 square metres with approximately 153 square metres post proposal.

4.0 Justification of Work

Compliance with Kirklees House Extensions and Alterations SPD

- Key Design Principle 17: Access for all users – the SPD advises that extensions should be accessible or adaptable to changing needs at different life stages, including wheelchair users, the elderly, and families with small children.
- Level access – SPD paragraph 4.45 recommends a step-free threshold to any new external doorway, ensuring ease of entry for occupiers and visitors with mobility difficulties.
- Adaptable footprint – SPD paragraph 4.46 recognises that extensions tailored for disabled use may exceed normal size limits (e.g. to accommodate a downstairs WC or wheelchair turning space), provided that evidence of need is demonstrated.

These SPD prescriptions are pursued through:

- A flush, level entrance at the new front door
- Widened door openings (min. 900 mm clear width) and corridors (min. 1200 mm) to satisfy Building Regulations Part M4(2) 'Wheelchair user dwellings'.
- Generous glazing to the extension façade, maximising daylight and visual connections to the front garden, which also helps alleviate claustrophobic tendencies.

Wider SPD & Local Plan Context

- 'Comply or justify' approach – all design decisions reference the Adopted Supplementary Planning Documents for high-quality, context-sensitive design.
- Policy LP24 Design of the Kirklees Local Plan requires that extensions respect the scale, form and materials of existing dwellings, which is achieved here through matching brickwork, roof tiles, and fenestration proportions.

By integrating these SPD and policy requirements, the scheme delivers an inclusive, future-proofed home that sits comfortably within its semi-detached street scene.

The proposed single-storey side extension seeks to provide additional ground-floor living accommodation in the form of a dining space and a bedroom. This will enhance the functionality of the existing dwelling for the growing needs of the resident family, while ensuring the development remains sympathetic to the character of the property and the surrounding suburban residential area.

The proposal is for an elderly couple who require level access and ground floor living accommodation due to mobility issues that will progressively advance. The proposal will allow for an accessible shower room and kitchen.

Context and Site Suitability

The application site is located within an established residential neighbourhood in the Almondbury area of Huddersfield, characterised by mid-20th-century semi-detached and terraced housing. The property is not listed, nor does it lie within a Conservation Area or Green Belt. As such, there are no special heritage or landscape constraints that would preclude appropriate householder development.

The existing dwelling exhibits characteristics of historical adaptation common in West Yorkshire terraced stock, including a configuration reminiscent of back-to-back styling that has resulted in limited side amenity space and an existing side extension. The predominant private outdoor space is therefore front- and side-facing. The proposed extension will utilise part of this existing side garden area (reducing it from approximately 190 m² to 153 m²), retaining a generous private garden that exceeds typical standards for suburban properties in the area.

Ground levels across the site are generally level, allowing the extension to integrate seamlessly without requiring significant engineering works or impacting drainage patterns.

4.1 Compliance with Planning Policy

The proposal accords with both national and local planning policy frameworks:

- **National Planning Policy Framework (2024):** The development promotes sustainable residential improvement through high-quality design that is sympathetic to local character (Paragraphs 130 and 134). The extension will be visually attractive, subordinate in scale, and will maintain neighbour amenity.
- **Kirklees Local Plan (2019):**
 - **Policy LP1:** Supports sustainable development that accords with the plan.
 - **Policy LP24 (Design):** The extension respects the context, scale, massing, and materials of the original dwelling and streetscene. It will be single-storey, subordinate, and set within the existing building line.
 - **Policy LP35 (Residential amenity):** No unacceptable loss of light, privacy, or outlook will occur for neighbouring properties due to the modest height and positioning.
- **Kirklees House Extensions and Alterations SPD:** The proposal fully complies with relevant guidance for side extensions:
 - Subordinate in scale and massing.
 - Use of matching materials (re-using stone from the existing side extension on the front elevation for seamless integration).
 - No terracing effect created.
 - Retention of adequate garden space and off-street parking for two vehicles.
 - No adverse overshadowing or overlooking.

4.2 Local Precedent

Relevant planning history in the immediate vicinity supports the principle of side extensions in this residential context. Application **2019/62/93219/W** at Ravensholme, Earles Avenue, HD5 8DT (adjacent to Brian Avenue within the same Almondbury Ward) was granted conditional permission for the erection of side extensions alongside the conversion of one dwelling into two. This precedent confirms that appropriately designed side extensions are acceptable in the local area.

4.3 Design and Appearance

The single-storey side extension has been carefully designed to respect the vernacular character and that of the existing side extension that will be replaced and surrounding homes. Materials will match the existing dwelling, with stone reclaimed from the current side extension used on the visible front elevation to ensure visual continuity and seamless integration. The pitched roof form and modest proportions will maintain subordination to the host dwelling, preserving the established rhythm and appearance of the streetscene.

4.4 Impact on Amenity, Access, Parking and impact on neighbours

- Vehicular and pedestrian access from Brian Avenue remains unchanged.
- Off-street parking for two vehicles is retained at the front of the property.
- The reduction in garden area remains substantial (153 m² post-development), providing ample private outdoor space.
- Due to the single-storey nature and positioning adjacent to the existing built form, there will be no material harm to the amenity of neighbouring residents in terms of light, outlook, or privacy.
- The proposed single-storey side extension is set away from both side boundaries, ensuring no physical encroachment or direct impact on the amenity of neighbouring properties on either side.
- Existing boundary treatments, including fences, small trees, and bushes, provide screening and further mitigate any potential visual or overlooking effects.
- Scale and height of the extension ensure compliance with the 45-degree rule in relation to habitable room windows of adjoining properties, with no unacceptable loss of daylight or sunlight to neighbouring homes.
- A sunlight/path analysis has been undertaken, confirming that the proposal will not result in any material harm to the light received by neighbouring habitable rooms or gardens.
- The property at the rear has an existing extension which further mitigates any impact.

5.0 Conclusion

The proposed single-storey side extension at 3 Brian Avenue, Huddersfield, HD5 8DX responds positively to the established mid-20th-century suburban character of the Almondbury area. By employing matching materials (including reclaimed stone from the existing side extension), a pitched roof form, and proportionate scale, the extension integrates seamlessly with the host dwelling and respects the consistent streetscene of semi-detached and terraced properties on Brian Avenue.

Functionally, the design delivers an inclusive, future-proofed home tailored to the specific needs of an elderly couple. The new ground-floor bedroom, alongside reconfigured internal spaces, provides level-access accommodation that supports independent living with family support nearby, promoting wellbeing and dignity while allowing the relatives to remain in a familiar family environment rather than requiring separate or specialist housing.

The front driveway retains off-street parking for two vehicles, with access arrangements unchanged and fully compliant with highway safety requirements.

The proposal avoids adverse impacts upon neighbours—with the extension set away from boundaries, screened by existing fences, trees, and bushes, and supported by sunlight/path analysis confirming no breach of the 45-degree guideline or material loss of light/privacy. The presence of an existing rear extension on the neighbouring property further mitigates any potential effects.

Moreover, it upholds Kirklees Local Plan Policy LP24 and the House Extensions and Alterations SPD by using complementary materials, maintaining subordination, and preserving the open suburban character without creating a terracing effect.

In summary, this proposal achieves a sensitive balance between planning policy compliance, respectful design, and the occupants' need for accessible ground-floor bedroom accommodation, delivering a well-considered extension that will secure the long-term independence, comfort, and wellbeing of the elderly couple while enhancing the functionality of the family home.