

VARIATION OF PLANNING CONDITION APPLICATION

FRONT, SIDE AND
REAR EXTENSIONS AND
ALTERATIONS TO ROOF

TO

583 BRADFORD ROAD,
FIXBY,
HUDDERSFIELD,
HD2 2LA

ON BEHALF OF
MR AND MRS KHOKHAR

DESIGN AND ACCESS STATEMENT

DATED: JANUARY 2026

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
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1.0 – PLANNING APPROVAL

1.01 - Planning Permission was granted on the 7th January 2025, for 'Demolition of existing conservatory, partial demolition of existing garage and erection of single storey extensions to front, side and rear. First floor extension to side, raising of ridge height, two dormer windows to the rear roofslope. Application of render and associated external works', with a reference of 2024/62/93157/W.

1.02 - Condition 2 of that approval states;

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice..

2.0 – PROPOSALS

The applicant seeks a variation of Condition 2 to allow for the following minor revisions to the approved scheme. These amendments have arisen during detailed design development.

2.01 – Rear Extension

The rear extension is proposed to incorporate a flat roof with a roof lantern in place of the previously approved lean-to roof. As a result, the eaves height would increase from 2.88m to 3.38m; however, the overall maximum height would be reduced from 3.6m to 3.4m. The revised design improves internal daylight in the Kitchen while ensuring the overall scale of the extension remains modest.

2.02 – East Elevation

Under the original approval, a lean-to roof was proposed above the garage door on the front elevation. It is now proposed that this element be replaced with a flat-roofed canopy supported by timber posts. The canopy would extend across the elevation to also provide weather protection over the main

entrance. This alteration results in a more functional frontage without increasing the visual prominence of the building.

2.03 – Roof Pitch Adjustments

The approved drawings showed roof pitches of 40 degrees on the north-south axis and 35 degrees on the east-west axis. Due to spatial constraints within the attic, it is now proposed that a consistent roof pitch of 40 degrees be used throughout. These changes are minor in nature and are illustrated on the submitted elevation drawings.

2.04 – First Floor Extension

A first-floor extension is proposed above the approved side extension. The roof of this addition would be hipped back into the main roof to ensure that it remains visually subservient to the host dwelling and does not detract from its overall form or character.

2.05 – Internal Layout Adjustments

A number of minor internal layout changes are proposed. These amendments do not affect the external appearance of the building or give rise to any additional planning impacts. Full details are shown on the submitted plan drawings.

2.06 – Materials

It is proposed that the rear dormer be finished in dark weatherboard cladding rather than the previously approved render.

3.00 - CONCLUSION

3.01 - The proposed amendments are modest and proportionate in nature. They do not materially alter the scale, appearance, or impacts of the approved development, nor do they give rise to any additional harm in planning terms.

3.02 - We therefore request that Kirklees consider supporting the variation of the Condition 2.