

07 Plover Drive Batley

WF17 8BA

Proposed Garage Conversion to Home Office (with Enlargement)

Design and Access Statement

January 2026



1. Site and Surroundings

The application site is a residential property within an established residential area. The existing garage is located at the side and rear of the property. Both this property and the neighbouring property share a common driveway which provides access from the front to the rear. The neighbouring side boundary adjoins open space, further reducing any potential impact on neighbouring amenity.

2. Proposal

The proposal seeks full planning permission for the conversion of the existing garage into a home office, together with a modest enlargement. The existing garage has a floor area of approximately 19 sqm, which is proposed to be increased to approximately 32 sqm. The overall building height would increase from approximately 3.0 metres to 3.5 metres. The use of the space as a home office will remain ancillary to the main dwelling and will not operate as a separate unit or commercial premises.

3. Design Rationale

The design of the proposed home office has been carefully considered to meet the functional needs of a modern home working environment while respecting the character of the host dwelling:

- The existing garage is insufficient in size and unsuitable for conversion into a comfortable, functional home office.
- The new structure will incorporate modern, double skin insulated walls, providing enhanced thermal comfort, energy efficiency, and all weather suitability.
- The owner requires an independent, dedicated workspace separate from the main dwelling.
- External materials and finishes will match or closely complement the existing dwelling to maintain visual continuity and reduce impact on the streetscape.

4. Planning policy context

Kirklees Local Plan (LP24 – Design) supports development that adapts domestic properties to meet modern needs while respecting the character of the property and surrounding area.

National Planning Policy Framework (NPPF, Paragraphs 81 & 130) encourages flexible home working solutions in residential properties where there is no unacceptable impact on neighbouring amenity or the local environment.

5. Impact on Neighbours and Amenity

The new home office is positioned to the side and rear of the property, with a shared driveway and open space along the neighbouring boundary. This ensures there will be no overlooking, loss of privacy, or overbearing effect on neighbouring properties. The use as a home office is low intensity and will not generate additional noise or disturbance beyond normal residential activity.

6. Access

No changes are proposed to existing vehicular or pedestrian access arrangements. The development will utilise the existing access to the property and will not adversely affect highway safety.

7. Conclusion

The proposed demolition and rebuild of the garage into a home office provides a functional, well insulated, and independent workspace. The development respects the character of the property and surrounding area, preserves neighbouring amenity, and complies with relevant local and national planning policies. The proposal is considered acceptable in planning terms.