



PROPOSED CONVERSION AND EXTENSIONS TO EXISTING  
DOMESTIC ANNEXE TO FORM NEW DETACHED DWELLINGHOUSE

32 DORCHESTER ROAD, HUDDERSFIELD, HD2 2JZ

**Mr & Mrs Kaya**

Document: DAS

Dated: December 2025

Status: Planning Issue

Version: 1.0

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## Appendix A

Photographs

# 1. INTRODUCTION

## Purpose of the Document

This design and access Statement is submitted on behalf of Mr and Mrs Kaya in support of a full planning application submitted to Kirklees Metropolitan Council to obtain consent for the extension and conversion of an existing residential annexe to form a separate detached single dwelling. Located at the corner of Dorchester Road and Cumberland Avenue, Huddersfield. This Design and Access Statement sets out the details of the above proposals and assesses the Proposed Development against national planning policy, relevant local policies and other material considerations.

This statement provides a description and justification of the development and explains the process behind the application proposals. The proposals have been informed by a design process which includes the following steps.

- Site Appraisal: Section 2.
- Design Component: Section 3
- Access Component: Section 4



**Aerial View**

## 2. APPRAISAL

### Site Assessment

The Site is located on the corner junction between Cumberland Avenue and Dorchester Road. The Site comprises an existing main 2 storey dwelling fronting and accessed off Dorchester Road and a detached annexe for the enjoyment of the main dwelling to the rear. The annexe building was formerly a detached double garage and was historically accessed from Cumberland Avenue. The access was closed off approximately 2018/19 and the boundary wall extended across the access. The dropped kerb remains of Cumberland Avenue and can be utilised for the new dwelling access.



Historical Aerial View taken 04/2018 showing garage and driveway,

The site is situated approximately 2 miles directly North of Huddersfield Town Centre, with good links to the main artery roads such as Bradford Road (A641) and M62.

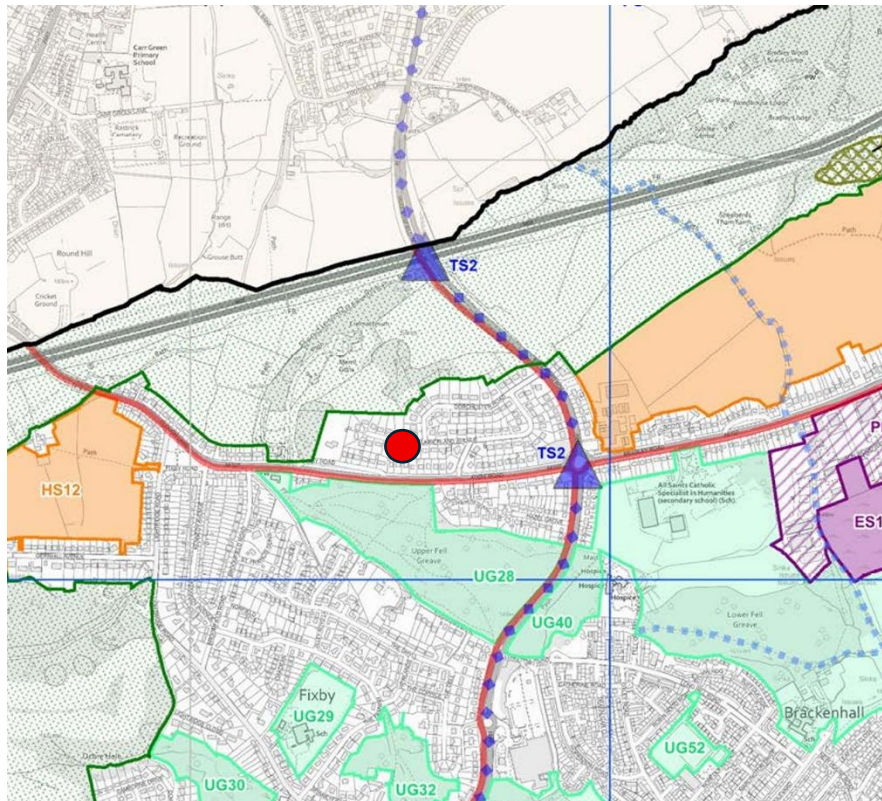
East of the site is Dorchester Road; South of the site lies Cumberland Avenue with dwellings surrounding the site on all sides.

Dorchester Road and Cumberland Avenue sit within a well-established residential suburb of Huddersfield. The area features mixed style dwellings of various sizes and design but predominantly detached 2 storey dwellings and bungalows.

The existing annexe has foul and storm drain connections ready for ant future conversion / alteration.

32 Dorchester Road is a two-storey detached dwelling in Fixby, Huddersfield. It is constructed in stone and is designed with a gable roof form which is finished in concrete roof tiles. The dwelling benefits from a garage which is located to the rear of the site and is accessed via a driveway that leads off Cumberland Avenue. The front of the dwelling is set back from the access road with a double driveway to the front and garden to the rear. Hedging forms the boundary to the north of the site. The Annexe is single storey with tiled pitched roof. The facing material is a mix of buff stone and buff brickwork.

## 2. APPRAISAL



Street Map View (location highlighted hatched)  
Extract from local plan

### Physical Context

The use of the site as a residential annex has been established for many years.

The original access off Cumberland Avenue had been established from the original construction of the estate and has only been closed off for the last seven years. The site therefore benefits from direct access to the street.

There are good quality pedestrian links and cycle routes close to the site.

There are established bus routes also in the immediate vicinity, the site is therefore very accessible via public transport, pedestrian and cycle links. The site is also well connected for vehicular access.

### Social Context

The dwelling will be utilised by the current occupant of no. 32 Dorchester Road. Their intention is to downsize but wish to stay in the immediate area. They can then in time sell on their other property.

The ability to downsize dwellings is an important factor of life. As families grow and eventually children leave the main family home properties generally become too big to manage. However, it is important for people who have established themselves in an area and built a network of friends and neighbours to remain and feel connected to an area. It is therefore an ideal opportunity for the family to utilise an area of a rather large garden plot to move to a smaller more bespoke property.

## 2. APPRAISAL

### Economic Context

The sale of the main dwelling will fund the project and allow for some surplus.

### Planning History

The previous applications for the site are as follows;

2018/62/91771W Erection of single storey side extension.

### Planning Policy

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The site is unallocated on the Kirklees Local Plan Proposals Map On 12th November 2019

When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda. Kirklees Local Plan Policies

- LP 1 – Achieving sustainable development
- LP 2 – Place shaping
- LP 7 – Efficient and effective use of land and buildings
- LP 11 – Housing mix and affordable housing
- LP 20 – Sustainable travel

- LP 21 – Highways and Access
- LP 22 – Parking
- LP 24 – Design
- LP 28 – Drainage
- LP 30 – Biodiversity and Geodiversity
- LP 47 – Healthy, Active and Safe Lifestyles
- LP 51 – Protection and Improvement of Local Air Quality
- LP 52 – Protection and Improvement of Environmental Quality
- LP 53 – Contaminated and unstable Land

### National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, and the Planning Practice Guidance Suite (PPGS) together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

Chapter 2 Achieving Sustainable Development

Chapter 5 Delivering a Sufficient Supply of Homes

## 2. APPRAISAL

Chapter 8 Promoting Healthy and Safe Communities

Chapter 9 Promoting Sustainable Transport

Chapter 11 Making Effective Use of Land Chapter

Chapter 12 Achieving Well Designed Places

Chapter 14 Meeting the Challenge of Climate Change, Flooding and Coastal Change

Chapter 15 Conserving and Enhancing the Natural Environment

### **Supplementary Planning Guidance**

#### **Housebuilders Design Guide SPD (2021)**

Kirklees Council has adopted supplementary planning guidance on new housing development which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF). As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to new housing development.

#### **Highway Design Guide SPD (2019)**

Kirklees Council has adopted supplementary planning guidance on highway design which carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies

regarding highway design and layout, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF). As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to highway design.

#### **Legislation**

The Town & Country Planning Act 1990 (as amended).

The Planning and Compulsory Purchase Act 2004.

The Conservation of Habitats and Species Regulations 2017

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

#### **Involvement**

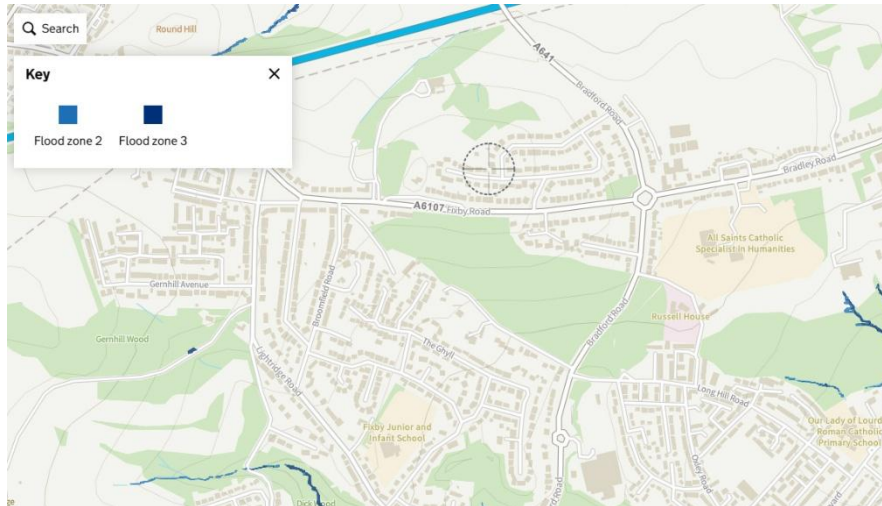
Due to the minor nature of the application, there has been no pre-application advice sought for this proposal.

#### **Flooding**

The site is in an area which falls outside the extent of the extreme flood (Flood Zone 1) Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less. The Flood Map below shows the current best information on the

## 2. APPRAISAL

extent of the extreme flood from rivers or the sea that would occur without the presence of flood defences.



### Flood Map

The development should therefore not increase the risk of downstream flooding or cause risk to the surrounding area than that of the current development.

There shall be no requirement for connection to a main foul sewer for the proposed extension.

### Drainage

No alterations will be undertaken to any drain connections nor will the outfall from the site be increased.

### Evaluation

The layout of the existing site and the peripheral uses has informed the design of the proposal. Historical imagery of the café has heavily informed the design of the shopfront and windows.

### Site opportunities and Challenges

#### Opportunities

The site has several advantages that would make it ideal for the use proposed:

- Excellent access to transport links.
- Established building and massing on site.
- Substantial plot size of existing dwelling
- Previously formed vehicular access.

#### Challenges

The site also poses several design challenges:

- Ensure sympathetic design is integrated into the proposals.

# 3. DESIGN

## Design

The following design principles have guided the design of the proposed development.

### *Character*

Provide an appropriate layout that improves and rationalises the existing site layout and building layouts.

Provide architectural detailing to the building that are relevant to the standards expected of such developments utilising cues from adjacent development to inform the design.

### *Community and Enclosure*

Maintain an extant community in residential setting.

### *Quality of the Public Realm*

Sympathetic design quality that emphasises the nature of the proposal as measured against other adjacent development..

### *Safe Places*

Ensure that the vibrancy of the community is maintained.

### *Legibility*

Improvement to the street scene without an over bearing nature of the public realm.

### *Adaptability and Diversity*

Ensure space is suitable for the ongoing and future needs of the occupants, through adaptability. Lifetime homes.

## Amount (Gross Floor Areas)

### Existing Annex

Floor Area – 42.2 sq. m

### Proposed Dwelling

Ground Floor Area – 68.9 sq. m

First Floor Area (height above 1.5m as defined under the RICS codes for measurement – 58.3 sq. m

### Site Area

Existing Site Total – 869 sq. m

### Proposed Development

Land retained by existing dwelling (32 Dorchester Road) – 621 sq. m

(Retained land comprises 126 sq. m building footprint, 100 sq. m driveway and 395 sqm of garden/amenity space inc patios and paths)

Land taken for new dwelling house – 248 sq. m

(proposed dwelling land comprises 83 sq m building footprint, 55 sq. m driveway and 110 sqm of garden/amenity space inc patios and paths)

## 3. DESIGN

### Layout

The proposal utilises the existing garage footprint area in its current location, extending the building sideways and upwards in height to form 2 storey structure, The vertical extension is minimised in height to be sympathetic with the surroundings with rooms formed in the roof.

### Scale

Buildings surrounding the site a predominantly 2 storey dwellings, but to be consistent with the current street massing the vertical extension is minimised in height to be sympathetic with the surroundings utilising rooms formed in the roof.

### Appearance

Cues for the design have been taken from the traditional surrounding areas, but also incorporate a small amount of contemporary design to create a distinctive, yet sympathetic design,

The adjacent dwelling fronting Cumberland Avenue has also adopted this approach, traditional style and massing with contemporary features.

### Landscaping and Ecology

Refer to separate BNG report that accompanies this application.

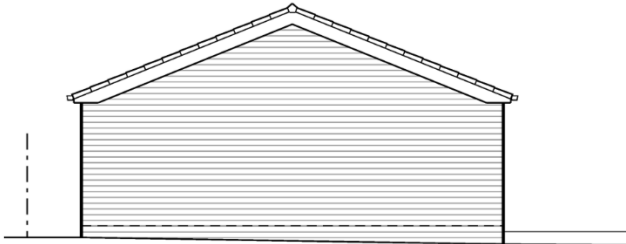


Adjacent Dwelling off Cumberland Avenue.

# 3. DESIGN

FRONT ELEVATION

EXISTING



PROPOSED



SIDE ELEVATION (TO REAR OF 32 DORCHESTER RD)

EXISTING



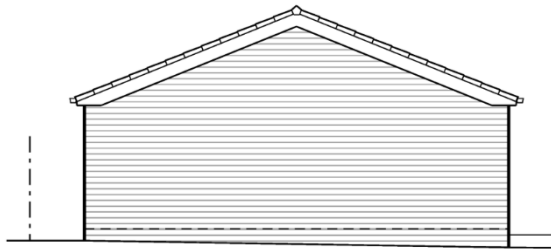
PROPOSED



# 3. DESIGN

REAR ELEVATION

EXISTING



FRONT ELEVATION PLACING SOUTH

SIDE ELEVATION (TO 28 CUMBERLAND AVENUE)



PROPOSED



PROPOSED



# 3. DESIGN

## Materials Key

1	PLAIN CONCRETE TILES
2	VELUX WINDOW
3	UPVC DOUBLE GLAZED WINDOWS COLOUR ANTHRACITE
4	UPVC FASCIA COLOUR ANTHRACITE
5	FACING STONE / BRICKWORK COLOUR BUFF TO MATCH EXISTING
6	ENGINEERED GRP TIMBER EFFECT CLADDING
7	COMPOSITE DOOR

The existing annex structure on site was formerly double garage and will be retained, adapted and extended in order to create the new two-bedroom family home. The building will retain the site's residential use and will not reduce on-site parking provision for no 32 Dorchester Road, as the design accommodates the re-opening of a vehicular access off Cumberland Avenue and creates space for at least two car parking spaces on the new driveway, parking spaces for the existing home will not be affected by this proposal. The proposed dwelling provides an, open plan kitchen, dining, and living space designed for contemporary living ideal for family life. A separate lounge/snug provides a private space, with utility room/cloaks, and under-stair storage. At first floor level, two well-proportioned bedrooms and a family bathroom provide comfortable accommodation. Each space has

been designed for functionality, privacy, and comfort, with good access to daylight and ventilation through new high-performance double-glazed windows and Velux roof lights. Externally, the dwelling adopts a simple, modern form that complements neighbouring properties. The ridge height is increased, but only to the absolute minimum requirements to create two storey height and such that it follows the natural ridge height of the immediately adjacent dwelling no.28 Cumberland Avenue.

There are no known ecological or heritage constraints, The proposal sits comfortably within the established residential pattern, maintaining appropriate scale, massing and relationship with adjacent properties.



Street frontage to Cumberland Avenue demonstrating that additional roof height can be accommodated between no. 32 Dorchester Road and 28 Cumberland Avenue.

## 4. ACCESS

### Access

Access to the property will be from Cumberland Avenue. The proposal maintains the existing access point formerly utilised when the annex was a detached garage. An extension of the existing wall was used to close off this access point and will now be removed to reinstate this access point. As can be seen from the image below the kerb is already 'dropped' in this location.



The development is served well by pedestrian links, and bus routes. Vehicular access is well established in the areas with excellent road links to the surrounding areas.

The new design maintains on-site parking for two cars, complying with Kirklees Highways' guidance. Level thresholds will be provided at all entrances, and internal circulation will ensure accessibility and convenience. The approach to the dwelling and internal layout will

comply with approved documents Part M (Access and use of buildings), ensuring safe and inclusive access for all users.

### Pedestrian/cycle access

There are public footpaths along two sides of the site,

The site is well accessed by both Pedestrian and Cycleways with excellent links throughout York and its surrounding area.

# 5.CONCLUSIONS

## Conclusions

The above provides an overview to the proposals and defines the principles behind the approach to the design and layout of the scheme.

The scheme has taken an approach that responds to all the issues raised by the constraints of the site.

- The scheme responds well to the requirements set out by the client to utilise and improve upon an existing use on the site, enabling the applicant to downsize property whilst maintaining cultural / friendship links in the local whilst maintaining and considering aspects to the wider area.
- An opportunity to improve the appearance and ensure minimal maintenance requirements.

This proposal accords with the Kirklees Local Plan (2019) and the National Planning Policy Framework (NPPF), particularly policies Lp24 (Design), LP30 (Biodiversity and Geodiversity), and LP23 (landscape) These policies support sustainable development that makes effective use of land enhancing local character and environmental quality. The development respects the privacy and outlook of adjacent properties while improving the visual quality of the site.

To conclude the scheme has had an established use as a residential annex (formerly garage) for many years.

The proposals will have no negative social or economic impact. The size of the development has been carefully thought out and is

considered appropriate. The layout is practical and the external appearance is not inappropriate to the area.

The proposed dwelling represents a sustainable and well-designed addition to the local area. It replaces a redundant annex with a high-quality, energy efficient home that improves both the visual and functional use of the site. The design respects local character, maintains appropriate parking provision, and accords with all relevant Kirklees planning policies. This scheme delivers a modern, comfortable, and sustainable family.

# APPENDIX A

## Appendix A

Site Photographs

# APPENDIX A



# APPENDIX A



