

Design and Access Statement
Proposed Side Lobby/Porch Addition
No882, Bradford Road, Birkenshaw, West Yorkshire, BD11 2AT

1. Introduction

This statement supports a planning application for the construction of a small single-storey lobby/porch at the side of an existing residential property, currently extended to accommodate a beauty salon.

The proposal has been prepared in consultation with the client and aims to provide a practical, weather-protected entrance while remaining subordinate to the existing building, respecting local context and planning policy.

2. Site and Context

Site description: Semi-detached house with existing side extension used as a beauty salon. The property fronts onto Bradford Road with residential and commercial neighbours nearby.

Context: The surrounding area is characterised by a mix of detached and semi-detached residential properties. Existing extensions vary in scale and design and the property is set back slightly from the front façade and from the roadside which provides scope for a modest side lobby. Apparently the corner appeared to be window and hence the necessary need for lobby requirements.

3. Proposal

Development: Construction of a single-storey lobby/porch at the side of the existing extension.

Size: Approximately 5 m², slightly larger than the standard PD porch limit (3 m²) to account for the practical needs of the client.

Positioning: Set back from the main front façade and slightly recessed from the side boundary, ensuring:

- Visual subservience;
- No impact on existing drainage or access;

Compliance with spatial separation expectations in the SPD.

Roof: Flat roof design to minimise massing and maintain a low profile.

Materials: External walls and roof finishes to match existing, ensuring integration with the host side building. Glazed panel door will provide natural light and a welcoming entry into the lobby. The lobby size is needed so that shoes and cloak with shelving to showcase salon products to free up space internally for the existing salon.

4. Design Rationale

Subservience: The flat roof and small footprint ensure the lobby is visually subordinate to the main house and the existing side extension.

Proportions: By keeping the lobby compact and set back from the frontage, the proposal respects the character of the host dwelling and neighbouring properties.

Materials: Matching brick up to DPC level with cream colour render and single ply rubber roof or fibre glass roof finishes create a coherent visual link with the existing building, in line with Kirklees House Extensions SPD guidance.

Functionality: Provides a weather-protected entrance for clients and staff of the salon without significantly altering the street frontage or site layout.

5. Access Considerations

Existing vehicular and pedestrian access arrangements remain unchanged. The new lobby improves user experience by offering a sheltered entry without impacting parking, pathways or emergency access. The new side entrance is accessible at ground level with one step as before. The car parking is unchanged on the driveway.

6. Policy and Guidance

The proposal has been designed in accordance with the following policies and meets with the relevant guidance:

Kirklees Local Plan (LP24 – Design):

- Development must respect local character and the scale/form of existing buildings.
- Extensions should be subordinate to the original dwelling.
- Materials should complement the host property.

Kirklees House Extensions and Alterations SPD:

Side extensions should respect building proportions and avoid dominating the host dwelling. Set-back from front elevation and side boundaries is encouraged to maintain visual breaks and neighbourly amenity. Low, simple roof forms and matching materials are recommended for small additions.

Permitted Development Consideration:

Standard PD porch allowance is 3 m². The proposed lobby (~5 m²) exceeds this threshold. As such, a householder planning application is submitted, with design and positioning minimising any visual or amenity impact.

7. Conclusion

The proposed side lobby/porch at no882 Bradford Road is a modest, functional and well-integrated addition.

The design respects the character of the original dwelling;

- Responds to Kirklees with House extension and alteration design guidance;
- Maintains neighbouring amenity and access;
- Provides a practical with sheltered entrance for salon clientele.
- The lobby size is needed so that shoes and cloak with shelving to showcase salon products to free up space internally for the existing salon.
- The small lobby proposal represents good design practice and is unlikely to cause material harm to the host property or the surrounding area and
- Seek positive support from Kirklees Council