



UHD Architectural Services

Umar@UHDesign.co.uk | 07704906935

Design and Access Statement



84 York Avenue, Huddersfield, HD2 2QU

Applicant	Tanzeela Yousaf
Proposal	Two-Storey Side Extension and Single-Storey Wraparound Rear Extension
Drawing Refs	2602/01 (Existing) 2602/02 (Proposed)
Prepared By	UHD Architectural Services
LPA	Kirklees Metropolitan Council
Date	March 2026
Status	Planning Submission

1. Introduction

This Design and Access Statement has been prepared by UHD Architectural Services on behalf of the applicant, Tanzeela Yousaf, in support of a full planning application for the erection of a two-storey side extension with a single-storey wraparound rear extension to the existing semi-detached dwelling at 84 York Avenue, Huddersfield, HD2 2QU.

The statement sets out the design rationale, describes the existing site and its surroundings, explains how the proposed development responds to local character and planning policy, and addresses matters of access. It should be read in conjunction with the following drawings:

- Drawing No. 2602/01 – Existing Layout and Elevations
- Drawing No. 2602/02 – Proposed Layout and Elevations

The application is submitted to Kirklees Metropolitan Council (the Local Planning Authority) and is assessed against the Kirklees Local Plan (adopted 27 February 2019), the Kirklees Residential Design Supplementary Planning Document (SPD), and the National Planning Policy Framework (NPPF).

2. Existing Conditions

2.1 Site Description

The application site comprises a two-storey semi-detached dwelling occupying a regular rectangular plot on the south-east side of York Avenue, Huddersfield. The property is located within an established residential area in the HD2 2QU postcode district of Kirklees.

In its existing form, the property accommodates a living room, dining room and kitchen at ground floor level together with a hallway and ground floor access, with three bedrooms and a bathroom at first floor level. The dwelling is of traditional construction, finished in red/brown brick with a pitched clay tiled roof — materials typical of the surrounding residential stock.

The property is a semi-detached dwelling with an attached neighbour to one side and an open unbuilt side boundary to the other. The rear garden is of standard residential depth. An existing 1800mm close-boarded timber fence runs along the shared side boundary, providing an established degree of privacy and enclosure between the application site and the adjoining properties to the rear.

The site is not located within a Conservation Area, is not subject to any Article 4 Direction, and the dwelling is not listed or locally listed. There are no Tree Preservation Orders affecting the site.

2.2 Surrounding Context

York Avenue is a residential street characterised by semi-detached dwellings of broadly similar scale, form and age. The properties share common materials palettes of brick and tile, and many have been extended, altered and improved by their occupants over time. A number of properties in the immediate vicinity have undertaken side extensions of a broadly similar two-storey form to that proposed, creating an established and accepted pattern within the streetscene.

The street demonstrates a variety of extension typologies, ranging from modest single-storey additions to full two-storey side extensions that significantly extend the width and floor area of the original dwellings. This variety is documented in the streetscene photographs provided at Section 5 of this statement. The proposed extension is therefore consistent with and reflective of the prevailing character of development on York Avenue.

3. The Proposal

3.1 Description of Development

The proposal comprises the erection of a two-storey side extension, 3.1 metres in width, to the unattached side of the semi-detached dwelling, combined with a single-storey wraparound extension to the rear projecting 5.0 metres from the existing rear elevation. Together, these additions substantially increase the floor area of the dwelling whilst remaining subservient in form to the original house.

At ground floor level, the proposals create an enlarged open-plan kitchen, dining and lounge space, together with a new WC and an additional reception room accessed from the existing living room. The single-storey rear element wraps around from the side extension, maintaining a cohesive plan form and creating generous, light-filled living spaces.

At first floor level, the two-storey side extension provides a fourth bedroom, an enlarged bathroom, and a walk-in wardrobe to serve the primary bedroom. The first floor plan is reconfigured to accommodate these additions whilst retaining the three existing bedrooms.

3.2 Design Approach and Materials

The design approach seeks to balance two complementary objectives: first, to extend the dwelling in a manner that is sympathetic to the host building and the prevailing character of York Avenue; and second, to create a home that reflects the aspirations of the applicant and provides a distinctive, contemporary living environment.

The two-storey side and single-storey rear elements are constructed using brick to match the existing dwelling — the same red/brown brick stock and clay roof tile profile as the host property. This ensures a cohesive and harmonious appearance when viewed from the side and rear elevations and maintains the material consistency that characterises the street.

The front elevation of the two-storey side extension is designed as a considered architectural feature. The new gable end incorporates large-format glazed windows — a contemporary design intervention that introduces a modern aesthetic to the frontage. This approach is deliberately distinct, providing the applicant with a personalised and distinctive facade whilst respecting the scale, massing and compositional logic of the host dwelling. The glazed front gable is a design choice that sits within an established tradition of individual expression in residential architecture, and does not constitute an incongruous or harmful departure from the character of the area.

The Kirklees Residential Design SPD encourages extensions to respect the character of the host dwelling and the wider streetscene. The proposal does this through its material palette and general massing, whilst embracing the NPPF's expectation that good design should be individually distinctive and should not be formulaic or mediocre. Paragraph 130 of the NPPF is clear that planning decisions should "encourage innovative and beautiful designs which draw upon the natural and built environment."

3.3 Scale and Massing

The two-storey side extension is 3.1 metres in width and matches the ridge height of the existing dwelling. The side extension is set back slightly at first floor from the front building line to reduce its visual dominance and ensure it reads as a subservient addition to the main dwelling mass. The single-storey rear element projects 5.0 metres from the existing rear wall, consistent with the scale of extensions commonly approved in this location.

The overall scale of the extended dwelling will be proportionate and appropriate when viewed from the public highway. The extended dwelling will not appear as a dominant feature in the streetscene and will sit comfortably within the established pattern of extended dwellings on York Avenue.

4. Access

No changes are proposed to vehicular or pedestrian access arrangements. The existing vehicular access from York Avenue is retained and the existing off-street parking provision is maintained, consistent with the requirements of Kirklees Local Plan Policies LP21 and LP22.

The proposals do not introduce any new barriers to access, and the dwelling will remain accessible to future occupants including those with mobility requirements. All alterations are internal or relate to the extension of the existing building envelope.

5. Streetscene Analysis and Design Precedent

The following photographs, obtained from Google Street View, demonstrate the established pattern of side extensions on York Avenue. These images confirm that two-storey side extensions are a common and accepted feature of the streetscene, and that the proposed form of development is consistent with the prevailing character of the area.



Fig. 1 – Two-storey side extension, York Avenue



Fig. 2 – Two-storey side extension with contemporary frontage treatment



Fig. 3 – Side extension maintaining brick/tile palette, York Avenue



Fig. 4 – Two-storey side extension, similar scale and form to proposed



Fig. 5 – Side extension following roof slope, demonstrating design variety on York Avenue

The photographs above clearly establish that the extension of semi-detached dwellings through the addition of a two-storey side element is well-established and widely replicated on York Avenue. Figures 1, 3, 4 and 5 show properties that have been extended with a two-storey side form using matching brick and tile materials — directly comparable to the proposed development at No. 84.

Figure 2 demonstrates a property with a more contemporary frontage treatment including larger windows, further supporting the principle that individual design expression within a sympathetic overall massing is an accepted feature of the street. The proposed large-format glazed front gable at No. 84 is therefore not unprecedented in this context and can be understood as a natural evolution of the design language already present on York Avenue.

Taken together, these precedents demonstrate that the proposed development is consistent with the character and appearance of the surrounding residential area and would not cause harm to the streetscene. The Kirklees Residential Design SPD states that extensions should be "in keeping with the original dwelling and the character of the area." The proposal satisfies this requirement.

6. Neighbour Amenity

6.1 Overview

The proposals have been carefully designed to minimise impacts on the amenity of neighbouring properties, with particular regard to the adjoining semi-detached dwelling and the properties to the rear of the site. This section addresses daylight, sunlight, privacy, and outlook in accordance with the guidance set out in the Kirklees Residential Design SPD and the principles of the NPPF.

6.2 The 45-Degree Code and Rear Extension

The Kirklees Residential Design SPD sets out a 45-degree code as a tool for assessing whether proposed extensions will cause an unacceptable loss of daylight or outlook to neighbouring properties. The code requires that a line drawn at 45 degrees from the centre of the nearest habitable room window of the affected neighbouring property is not breached by the proposed extension.

The proposed single-storey rear extension projects 5.0 metres from the existing rear elevation and has a width that includes the wraparound element joining the two-storey side extension. It is acknowledged that the rear extension, in its full extent, results in a breach of the 45-degree line when assessed from the nearest habitable room window of the adjoining property to the rear.

Notwithstanding this breach, it is submitted that the proposals do not give rise to an unacceptable impact on the amenity of neighbouring occupiers. The Kirklees Residential Design SPD is clear that

the 45-degree code is a tool to guide assessment, not an absolute rule, and that all material considerations must be weighed in the round. In this case, there are compelling material considerations that robustly justify the proposal, as set out below:

- The existing 1800mm close-boarded timber boundary fence along the shared side/rear boundary is retained in full. This fence provides a substantial and continuous physical screen at a height of 1.8 metres above finished ground level, materially reducing the visual impact and perceived loss of outlook from neighbouring ground floor windows. The fence has been annotated on the proposed drawings and its retention is confirmed.
- The single-storey rear extension has a maximum height at the eaves consistent with a standard domestic extension and significantly below the ridge of the main house. The low-eaves profile limits the bulk of the extension as experienced from neighbouring gardens and windows.
- The extension is single-storey at the rear and therefore does not introduce an elevated structure that would cause shadowing or overlooking to the neighbouring rear garden in a manner comparable to a two-storey element.
- The proposed rear windows serving the kitchen, dining and lounge spaces face rearward and do not create new lines of direct overlooking towards neighbouring habitable room windows. The WC window is fitted with obscure glazing as shown on Drawing No. 2602/02.
- The Kirklees Residential Design SPD acknowledges that the 45-degree code is a guide and not an absolute rule. Where material considerations, such as the presence of a substantial boundary fence, reduce the actual impact below the level implied by the geometric test, a degree of flexibility in its application is appropriate and consistent with the SPD's stated objectives.

It is therefore submitted that, notwithstanding the breach of the 45-degree code, the proposals do not give rise to an unacceptable impact on the amenity of neighbouring properties by reason of loss of daylight, outlook or privacy. The existing 1800mm boundary fence constitutes a significant material consideration that substantially reduces the actual impact of the rear extension on neighbouring occupiers, and which the Local Planning Authority should weigh decisively in favour of the proposal.

6.3 Overlooking and Privacy

The proposed first floor windows within the two-storey side extension are positioned to face towards the front and rear of the dwelling. No first floor windows are proposed in the side elevation facing the neighbouring semi-detached property, eliminating the potential for direct overlooking into neighbouring garden areas or windows. The arrangement is consistent with the guidance in the Kirklees Residential Design SPD on avoiding direct overlooking.

The 1800mm boundary fence, which is retained as part of the proposals, provides additional screening at ground level and ensures that the lower ground floor spaces within the extension — including the kitchen/dining area — do not create new privacy concerns for neighbouring occupiers.

6.4 Daylight and Sunlight

The two-storey side extension is positioned to the unattached side of the semi-detached dwelling and therefore does not reduce daylight or sunlight to the windows of the attached neighbour at No. [adjoining address]. The bulk of the two-storey extension is set within the side boundary of the application site.

The single-storey rear extension, whilst projecting 5.0 metres from the rear elevation, maintains adequate separation from the rear boundary. Given the low eaves height of the single-storey element and the retention of the 1800mm boundary fence, it is not considered that the proposal will cause an unacceptable loss of daylight or sunlight to the adjacent properties to the rear.

7. Planning Policy Assessment

7.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF, 2023) is a material consideration in the determination of this application. At its heart is a presumption in favour of sustainable development (paragraph 11), which requires that development proposals that accord with an up-to-date development plan should be approved without delay.

Section 12 of the NPPF (Achieving Well-Designed Places) is directly relevant. Paragraph 130 states that planning decisions should ensure that development will "function well and add to the overall quality of the area," be "visually attractive," be "sympathetic to local character and history," and "not undermine the desirability of existing buildings." The proposal satisfies each of these requirements as set out in this statement.

Paragraph 135 of the NPPF provides that planning decisions should support development that "makes efficient use of land" and reflects the "character and density of existing development." The proposal makes efficient use of the residential plot without any greenfield encroachment, and the scale and density of the extended dwelling is consistent with the character of York Avenue.

7.2 Kirklees Local Plan Policies

The Kirklees Local Plan was adopted on 27 February 2019 and forms the statutory development plan for the area. The following table summarises the relevant policies and their application to this proposal.

Policy Reference	Policy Title	Relevance to Proposal
NPPF Para 130	Development and Good Design	The proposal delivers a high-quality design that responds to the local character and history of the area whilst creating individual distinctiveness through the contemporary front glazing feature.
NPPF Para 135	Housing – Residential Extensions	The extension makes efficient use of the existing residential plot and responds positively to the character of the host dwelling and the street.
NPPF Para 185	Achieving Well-Designed Places	The proposal is assessed as sympathetic to local character, with the two-storey side form replicating an established pattern on York Avenue.
LP1	Presumption in Favour of Sustainable Development	The proposal supports sustainable development by making efficient use of existing residential land and infrastructure without greenfield encroachment.
LP2	Spatial Strategy and Place Shaping Principles	The extension respects the established residential character of the area and positively contributes to a well-maintained, cohesive streetscene.
LP24	Design	The design of the extension reflects and respects the character of the host dwelling and the surrounding area. Materials are matched to the existing property. The contemporary glazed frontage is a considered design feature that is distinctive without being incongruous.
LP21	Highways and Access	No changes are proposed to vehicular access or highway arrangements. Existing off-street parking

Policy Reference	Policy Title	Relevance to Proposal
		provision is retained.
LP22	Parking	Existing off-street parking is maintained and unaffected by the proposals.
LP30	Biodiversity	No trees or significant vegetation are removed. The proposals do not adversely impact biodiversity.

7.3 Kirklees Residential Design Supplementary Planning Document (SPD)

The Kirklees Residential Design SPD provides detailed guidance on the design of extensions and alterations to residential properties. The SPD supports the policies of the Local Plan and provides the primary design framework against which this proposal is assessed. The following table sets out the relevant SPD guidance and the proposal's compliance with each area.

SPD Document	Section / Guidance	Relevance to Proposal
Kirklees Residential Design SPD	Extensions and Alterations	The SPD sets out the 45-degree code and design principles for residential extensions. The proposal is assessed against these criteria in full within this statement.
Kirklees Residential Design SPD	45-Degree Code	The rear extension marginally breaches the 45-degree line when drawn from the nearest habitable room window of the neighbouring property. However, the presence of a 1800mm close-boarded boundary fence materially reduces any impact on outlook, daylight and privacy, providing robust justification for the proposal.
Kirklees Residential Design SPD	Two-Storey Extensions	Two-storey side extensions should not appear as a dominant addition to the host dwelling or appear incongruous in the streetscene. The proposal responds to an established pattern on York Avenue and is proportionate to the host dwelling.
Kirklees Residential Design SPD	Design and Materials	External materials should match or complement those of the existing dwelling. The proposal uses matching brick and roof tiles, with a contemporary glazed front gable as a considered design feature.

8. Conclusion

This Design and Access Statement has been prepared on behalf of the applicant, Tanzeela Yousaf, in support of a planning application for the erection of a two-storey side extension with a single-storey wraparound rear extension at 84 York Avenue, Huddersfield, HD2 2QU.

The proposed development is well-designed, proportionate and sympathetic to the host dwelling and the character of York Avenue. It makes efficient use of the existing residential plot, provides a

significant uplift in floor area and accommodation to meet the needs of the applicant, and does so without causing harm to the amenity of neighbouring occupiers or the character and appearance of the surrounding area.

The streetscene evidence presented in Section 5 of this statement demonstrates clearly that two-storey side extensions of a broadly similar form are an established and accepted feature of York Avenue. The proposed development follows this established pattern whilst introducing a distinctive and considered contemporary design feature to the front gable elevation — one that sits comfortably within the design vocabulary of the street and reflects the personal aspirations of the applicant.

The impact of the rear extension on the 45-degree code has been considered carefully and addressed fully in Section 6 of this statement. It is submitted that the breach of the code does not give rise to an unacceptable amenity impact, given the significant and demonstrable mitigation provided by the existing 1800mm boundary fence, which is retained in full. The Kirklees Residential Design SPD is clear that the 45-degree code is a guide, not an absolute rule, and that material considerations — including the presence of a substantial boundary treatment — are to be weighed in the determination of such matters.

The proposal accords with the policies of the Kirklees Local Plan (2019), the guidance of the Kirklees Residential Design SPD, and the objectives of the National Planning Policy Framework. It is respectfully submitted that planning permission should be granted.

Prepared by: UHD Architectural Services

On behalf of: Tanzeela Yousaf

Site: 84 York Avenue, Huddersfield, HD2 2QU

Date: March 2026

Status: Planning Submission