

Design and Access Statement

Project: Single storey extension, 1 Wells Mount, Upper Cumberworth, Huddersfield, HD8 8XQ

Project No: 302

Date: 8th April 2026.

1.0 Introduction

This design and access statement has been produced to support a householder planning application for erection of a single storey extension to the front / side of 1 Wells Mount, Upper Cumberworth.

This document should be read in conjunction with Bamford Architectural Ltd. drawing nos. 302 (0-) 01 & 02.

2.0 Project Location

The property is located on Wells Mount, a cul-de-sac off Carr Hill Road, to the west of the village of Upper Cumberworth

The site is not within the green belt.

3.0 Site History / planning.

Previous planning applications

An application for a first floor extension over the existing garage was approved in 1995, see planning application no. 95/62/92628/E7. This extension was undertaken and completed.

The garage was converted to form a games room. This was carried out under permitted development rights in 2015.

The site retains its permitted development rights.

4.0 Design

Requirements / brief

The current owner wishes to erect an extension to form an appropriately sized kitchen / dining space to reflect the accommodation within the property.

Size / massing

The proposed extension has been located to the side of the main dwelling and in front of the existing games room, infilling a corner position.

The extension is set back from the principal elevation and set in from the side elevation of the games room / bedrooms above. The extension is single storey with a flat roof.

Materials

The extension is to be formed from artificial stone to match the existing property.

The roof will be formed as a grey / black flat roof, but this will be concealed by the parapets. A roof lantern is proposed to ensure the dining room / kitchen receives good levels of natural light.

5.0 Access

Access to the site / house will be largely unaffected. External access to the rear of the property will be retained.

The parking area to the front of the dwelling will be modified to allow 3 cars to park within the site. To accommodate this, a low grade tree has been removed and the grass area will be converted to parking.

6.0 Conclusion:

The proposed scheme improves the existing property providing a suitable family dining space and will enhance the street scene.

The extension is small scale in relation to the existing property and ensures the existing property remains the dominant element.