

COMBINED DESIGN & ACCESS / HERITAGE STATEMENT

PROJECT TITLE

Proposed Rear Extension and Garage Conversion at
38 Highfield Lane, Lepton, Huddersfield, HD8 0NL

JOB NUMBER

2436

CLIENT

Mr Brook

DATE

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Prepared By:

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Prepared in support of a planning application submitted to Kirklees Council

1.0 Introduction

This Design and Access Statement has been prepared in support of a planning application for the proposed conversion of an existing attached garage to habitable accommodation, together with the erection of a single-storey rear extension at 38 Highfield Lane, Lepton, Huddersfield.

The application site lies within the administrative area of Kirklees Council and is located within the designated Green Belt.

This statement outlines the design rationale, site context, planning considerations, and compliance with both national and local planning policy.

2.0 Site Description and Context

The application property is a terraced residential dwelling situated along Highfield Lane in Lepton. The surrounding area is characterised by a mix of detached and semi-detached properties, many of which have been extended or altered over time, including a number of the attached properties within the hamlet.

The site sits within the Green Belt, where openness and protection from inappropriate development are key planning considerations. The property benefits from a reasonably sized plot, with an attached garage forming part of the original built form and additional detached outbuildings located within the curtilage.

3.0 Planning History and Existing Use

The site has historically been used as a single private dwelling (Use Class C3), and this use will remain unchanged.

It is important to clarify that:

- The **attached garage forms part of the original dwelling**, constructed as part of the initial build.
- There have been **previous misunderstandings by the Local Planning Authority** regarding the status of the garage, with suggestions it may not be original. This is not correct and should be properly recognised in the assessment of cumulative extensions.

- Similarly, **detached outbuildings within the curtilage should not be included within the 30% enlargement calculation** for the “original building,” as defined within national and local policy. The “original building” relates specifically to the dwelling as it stood on 1 July 1948 (or as first built if later), not ancillary detached structures.

These clarifications are important in ensuring an accurate and policy-compliant assessment of the proposals.

4.0 Proposed Development

The application seeks consent for:

4.1 Garage Conversion

- Conversion of the existing attached garage into habitable living accommodation.
- Works are primarily internal, with minimal external alteration.
- Materials will match the existing dwelling to ensure visual continuity.

4.2 Single Storey Rear Extension

- Projection: **2.5 metres** from the rear elevation.
 - Scale: Modest, subservient addition.
 - Materials:
 - Render and natural stone to match the existing dwelling.
 - Roof forms include a **combination of stone slate pitched roofing, standing seam metal, and GRP/rubber flat roofs.**
 - Design approach reflects an **agricultural vernacular**, consistent with the character of the host dwelling and wider Green Belt setting.
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5.0 Design Principles

5.1 Scale and Massing

The extension is deliberately modest in scale, projecting only 2.5 metres from the rear elevation. It remains clearly subordinate to the host dwelling and does not dominate the original structure.

5.2 Appearance

The proposed materials palette has been carefully selected to:

- Match and complement the existing dwelling.
- Reinforce a rural/agricultural character appropriate to the Green Belt.
- Provide visual cohesion across the building.

The mix of traditional and contemporary roofing elements adds architectural interest while remaining sympathetic.

5.3 Impact on Character

The proposals will not adversely affect the character of the surrounding area. Given the location to the rear, visibility from the public realm is limited.

6.0 Green Belt Considerations

The site lies within the Green Belt, where policy is guided by the National Planning Policy Framework.

Paragraphs relating to the Green Belt confirm that:

- Extensions to existing buildings are not inappropriate provided they are **not disproportionate additions over and above the size of the original building**.

In this case:

- The proposed development, including the garage conversion and extension, remains **below the commonly applied 30% guideline threshold**.
- The extension is modest, subservient, and does not materially impact openness.
- The visual and spatial impact on the Green Belt is negligible.

Furthermore:

- The correct interpretation of the “original building” excludes detached outbuildings.
- The attached garage, being original, is legitimately included in the baseline assessment.

As such, the proposal fully accords with Green Belt policy.

7.0 Compliance with Local Policy and Guidance

The proposals have been designed in accordance with:

- Kirklees Council Local Plan policies
- Kirklees Supplementary Planning Documents (SPDs) relating to:
 - House extensions
 - Development in the Green Belt

Key compliance points:

- The extension is **proportionate and subservient**
- Materials are **sympathetic and high quality**
- The design respects the **host dwelling and local character**
- No adverse impact on neighbouring amenity

8.0 Access

8.1 Vehicular Access

No changes are proposed to existing access arrangements.

8.2 Pedestrian Access

Safe and convenient access to the dwelling will be retained.

8.3 Inclusive Design

The conversion of the garage to habitable space improves accessibility and usability of the home, offering:

- Increased flexibility of internal accommodation
- Potential for ground floor living arrangements if required

9.0 Impact on Residential Amenity

The proposed extension is modest in scale and located to the rear of the property.

There will be:

- No unacceptable overlooking
- No significant loss of light
- No overbearing impact on neighbouring properties

The development is therefore fully compliant with residential amenity standards.

10.0 Conclusion

The proposed development represents a **modest, well-designed and policy-compliant extension** to an existing dwelling within the Green Belt.

Key points:

- The proposal remains **below the 30% enlargement threshold**
- The **attached garage is original** and correctly included in the baseline
- **Detached outbuildings are not part of the “original building” calculation**
- The design is **sympathetic, high-quality, and appropriate to its setting**
- There is **no harm to the openness or purposes of the Green Belt**

The application is therefore considered to fully comply with both national and local planning policy, and approval is respectfully requested.