



Design and Access Statement

48 Greenhead Road, Huddersfield, HD1 4EZ
Outbuilding (Garden Room, Gym & Storage) and Retaining Wall

Address	48 Greenhead Road, Huddersfield, HD1 4EZ
Applicant	Mr Basheer Andar
Proposal	Planning application for the erection of an outbuilding (garden room, gym and storage) and associated engineering works (retaining wall) to the rear garden
Drawing Reference	2617/01
Local Planning Authority	Kirklees Metropolitan Council
Project Reference	2617
Date	April 2026
Status	PLANNING

1. Introduction

This Design and Access Statement has been prepared by UHDesign Architectural Services on behalf of Mr Basheer Andar in support of a planning application for the erection of an outbuilding to the rear of 48 Greenhead Road, Huddersfield, HD1 4EZ, together with associated engineering works comprising a retaining wall.

The purpose of this statement is to describe the completed works, assess their compliance with relevant planning policies, and demonstrate that the development is acceptable in planning terms. The statement addresses design quality, visual impact, amenity considerations, and access implications of the development.

This statement should be read in conjunction with drawing reference 2617/01 (Existing and Proposed Layouts and Elevations), prepared by UHDesign Architectural Services, April 2026.

2. Site and Surroundings

The application site is 48 Greenhead Road, Huddersfield, HD1 4EZ, a residential property with a total plot area of approximately 1,000 square metres. The principal dwelling has a footprint of approximately 150 square metres, leaving a rear garden curtilage of approximately 850 square metres available for ancillary development. The property is located within a residential area of Huddersfield and is not situated within a Conservation Area, nor is it subject to an Article 4 Direction removing permitted development rights. The property is not listed.

The rear garden is of generous proportions and is well enclosed by boundary treatments including substantial hedgerows and walls. The surrounding area is characterised by residential properties of varying ages and styles, with a mix of outbuildings, garages and ancillary structures forming a common feature of rear gardens in the locality.

The rear garden exhibits a change in ground levels, which necessitated the engineering works forming part of this application. The ground level of the neighbouring property to the right (north-east) is higher than the application site at garden level, a factor which has a significant bearing on the visual impact of the development as assessed in Section 5 below.

3. Description of the Completed Works

3.1 Outbuilding

The outbuilding is located to the rear of the main dwelling and provides three functional uses: a summer room, a gym, and a storage room. The structure has an internal floor area of approximately 20,100mm x 4,480mm (approximately 90 square metres). The outbuilding has a flat roof; the parapet height is 2,680mm above finished floor level across the majority of the structure. To the right-hand (north-east) side, and a small portion of the left-hand (south-west) side, the parapet rises to 3,100mm above the adjacent garden ground level on account of the change in levels at those boundaries.

The outbuilding is constructed of concrete blockwork and will be externally rendered to provide a clean, contemporary finish that is complementary to the character of the area.

The outbuilding is positioned approximately 700mm from the south-west (left) boundary, approximately 1,700mm from the rear boundary, and approximately 1,200mm from the north-east

(right) boundary, measured from the outer face of the retaining wall which forms the structural wall of the building on those sides. The footprint of the outbuilding (approximately 90 square metres) represents approximately 10.6% of the rear garden curtilage of 850 square metres, well within the 50% curtilage limit set out under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The outbuilding is intended for use ancillary to the main dwelling and will not be used as separate living accommodation or for any commercial purpose.

3.2 Engineering Works — Retaining Wall

The retaining wall has been constructed along the rear and right-hand (north-east) side of the outbuilding, where it serves the dual purpose of retaining the ground at the higher boundary level and forming the structural rear and side walls of the outbuilding itself. The retaining wall has been constructed to an engineer's specification and rises to the full height of the outbuilding parapet. The wall is constructed of concrete blockwork, consistent with the outbuilding construction, and will be rendered to match.

The engineering works were required to manage the existing change in ground levels within the rear garden and to create a safe, stable, and level platform for the outbuilding. The retaining wall is not visible from the public highway and its visual impact is confined entirely to the rear of the property.

4. Design and Visual Impact

The outbuilding has been designed to be functional, well-proportioned, and visually subordinate to the main dwelling. The flat roof form, with a parapet height of 2,680mm across the majority of the structure, ensures the building sits at a modest height within the rear garden. The rendered concrete blockwork finish provides a neutral, contemporary appearance that is appropriate within a residential context.

The outbuilding is located entirely within the rear garden and is not visible from Greenhead Road or any public vantage point. Its visual impact is confined to the immediate rear garden environment.

To the right-hand (north-east) boundary, the ground level of the neighbouring garden is higher than the application site. As a result, the outbuilding sits below the neighbouring garden level and is not visible at all from the neighbouring property on that side. The retaining wall on that boundary is therefore also screened by the level difference and does not present any adverse visual impact.

To the left-hand (south-west) boundary, the site is screened by a well-established hedgerow which is substantially taller than the eaves and parapet level of the outbuilding. This hedge provides effective and continuous visual screening of the outbuilding from the neighbouring property on that side.

The retaining wall is a necessary functional and structural element to address the change in ground levels. Its rendered finish will be consistent with the outbuilding elevations, presenting a cohesive and considered appearance.

The design approach is considered to accord with the objectives of Kirklees Local Plan Policy LP24 (Design) and the Kirklees Residential Design SPD, which seek to ensure that new development is of a high standard of design and respects the character and appearance of the surrounding area.

5. Impact on Residential Amenity

The impact of the development on the amenity of neighbouring and adjoining occupiers has been carefully considered. The outbuilding has a flat roof with a parapet height of 2,680mm across the majority of the structure, ensuring it does not give rise to material concerns regarding overshadowing, loss of daylight, or overbearing impact on adjacent properties.

To the north-east, the neighbouring garden sits at a higher ground level than the application site, with the result that the outbuilding is entirely below the sightline of the neighbouring garden. The development therefore has no adverse impact on the outlook of the neighbouring occupier on that side.

To the south-west, the substantial hedgerow along the boundary is significantly taller than the parapet of the outbuilding and provides effective screening, ensuring the development does not cause any loss of amenity to the neighbouring property on that side.

No objections or representations have been received from neighbouring occupiers, which is a strong indicator of the limited and acceptable impact the development has on the surrounding properties.

The outbuilding is for ancillary residential use only (summer room, gym, and storage). These uses are consistent with the residential character of the property and the area. The gym use is for private domestic purposes and will not generate noise or disturbance beyond that ordinarily associated with residential activity. No commercial activity or public access is proposed or intended.

The development is considered to comply with Kirklees Local Plan Policy LP29 in respect of amenity and with the NPPF's objective of ensuring development does not result in unacceptable amenity impacts.

6. Access

The outbuilding is accessed directly and privately from the rear garden of the main dwellinghouse. No new vehicular access has been created, and the development does not affect the existing access arrangements from Greenhead Road. There are no highway safety implications arising from the development.

7. Planning Policy Assessment

The development has been assessed against the policies of the Kirklees Local Plan (adopted February 2019), the Kirklees Residential Design Supplementary Planning Document, and the National Planning Policy Framework (2023). The relevant policies and their application to this proposal are set out in the table below.

Policy	Title	Relevance to Proposal
NPPF (2023)	National Planning Policy Framework	The NPPF supports good design and the efficient use of land. Paragraph 130 requires development to be visually attractive, sympathetic in its use of materials, and to not cause unacceptable harm. The development meets these criteria. The presumption in favour of sustainable development (para 11) is engaged; no adverse impacts have been identified that would significantly and demonstrably outweigh the benefits of the development.
LP1	Presumption in Favour of Sustainable Development	The development makes efficient use of residential land in a sustainable urban location. No significant environmental, social, or economic harm is identified. The balance of considerations supports the grant of permission.
LP2	Place Shaping	The outbuilding and associated works are entirely within the rear garden and do not harm the character or appearance of Greenhead Road or the wider residential area. The development is not visible from any public vantage point.
LP24	Design	The outbuilding is well proportioned, with a flat roof parapet at 2,680mm across the majority of the structure. Rendered concrete blockwork is an appropriate material in this context. The structure is clearly subordinate to the main dwelling. The design is considered to comply with LP24.
LP29	Amenity	No objections have been raised by neighbouring occupiers. The outbuilding is not visible from the north-east neighbouring garden due to the difference in ground levels, and is screened from the south-west by a substantial hedgerow. The flat roof form does not cause overshadowing, loss of daylight, or overbearing impact. Ancillary residential use will not generate noise or disturbance beyond normal domestic activity. LP29 is satisfied.
LP21	Highways and Access	No new vehicular access or highway works are associated with the development. Existing access arrangements are unaffected. There are no highway safety implications. LP21 is satisfied.

8. Consideration Against the General Permitted Development Order 2015

For completeness, the relevant provisions of Class E, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) are considered below.

Class E permits the erection of buildings within the curtilage of a dwellinghouse for a purpose incidental to the enjoyment of the dwellinghouse, subject to conditions including: a maximum overall height of 3.0m for flat-roofed buildings; a maximum eaves height of 2.5m where the building is within 2m of a boundary; and an aggregate footprint not exceeding 50% of the total curtilage.

The outbuilding has a flat roof with a parapet height of 2,680mm across the majority of the structure. This is within the 3.0m overall height limit for flat-roofed buildings. However, as the building is located approximately 700mm from the south-west boundary, the 2.5m eaves height limit applies at that boundary under Class E.1(d); the majority parapet height of 2,680mm marginally exceeds this limit. To the north-east side, the parapet rises to 3,100mm at a localised section to accommodate the change in ground levels, which also falls outside the strict parameters of Class E in respect of that section. A full planning application is therefore sought.

The aggregate footprint of the outbuilding (approximately 90 square metres) represents approximately 10.6% of the rear garden curtilage (approximately 850 square metres), well within the 50% curtilage limit. The intended use is incidental to the enjoyment of the dwellinghouse and is consistent with Class E requirements in all other respects.

It is submitted that the departure from the GPDO limits is modest and does not result in any material harm to the character of the area, neighbouring amenity, or any other planning consideration. The merits of the development are fully assessed under the planning balance set out in Section 7 above.

9. Conclusion

This Design and Access Statement has been prepared on behalf of Mr Basheer Andar in support of a planning application for the erection of an outbuilding (garden room, gym and storage) and associated engineering works (retaining wall) at 48 Greenhead Road, Huddersfield, HD1 4EZ.

The development has been assessed against the Kirklees Local Plan (2019), the Kirklees Residential Design SPD, and the National Planning Policy Framework (2023). The key conclusions are as follows:

- The outbuilding is well-designed, appropriately scaled, and constructed of materials complementary to the residential character of the site and surrounding area.
- The development is located entirely within the rear garden and has no adverse impact on the public streetscene or the character of Greenhead Road.
- The outbuilding is not visible from the neighbouring property to the north-east, as it sits entirely below that property's garden level. To the south-west, it is effectively screened by a substantial established hedgerow well above the parapet height.
- No objections have been received from any neighbouring occupier, and the development does not give rise to material harm in terms of overshadowing, loss of daylight, overlooking, or overbearing impact.
- The outbuilding footprint of approximately 90 square metres represents approximately 10.6% of the rear garden curtilage of 850 square metres, well within the 50% curtilage limit.
- The retaining wall is a structurally engineered element, built to specification, and forms an integral structural component of the outbuilding, necessary to manage the existing ground level changes across the site.
- The departure from the GPDO 2015 Class E parameters is modest and causes no planning harm. A full planning application is sought to regularise the development in this respect.

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