

PLANNING, DESIGN AND ACCESS STATEMENT

Proposed Extensions and Alterations to Existing Dwelling

25 Barnsley Road

Flockton

Wakefield

WF4 4DW

REV P1

1. Introduction

This Planning, Design and Access Statement has been prepared in support of a Householder Planning Application for extensions and alterations to the existing dwelling at 25 Barnsley Road, Flockton.

Planning permission is sought for:

- First floor extension over the existing attached garage;
- Conversion of attached garage into habitable accommodation;
- Internal remodelling and minor front elevational alterations;
- Single storey rear extension;
- Ancillary domestic outbuilding incorporating garaging and storage linked to the main dwelling via glazed connection;
- Associated external alterations, including replacement walling in natural pitched-face stone and re-roofing in natural slate.

The proposals represent a carefully considered package of high-quality improvements that enhance the appearance, functionality and long-term sustainability of the dwelling while respecting the character of the site and surrounding area.

This statement demonstrates the proposals accord with relevant national and local planning policy.

2. Site Context

The application site comprises an established detached two-storey dwelling occupying a generous residential plot off Barnsley Road, Flockton.

The dwelling sits within a spacious domestic curtilage and benefits from a strong relationship with surrounding open countryside.

Land to the rear of the property is in the applicant's ownership and lies within the Green Belt (shown edged blue on the submitted plans). This land is agricultural in character and forms no part of the operational development proposed under this application.

All proposed built development is wholly confined to the established residential curtilage associated with the dwelling. No part of the proposals extends into Green Belt land, with a minimum stand-off of approximately 3.3 metres retained between the proposed rear extension and the Green Belt boundary.

Existing landscape features, including birch trees and boundary laurel hedging, are retained and no trees are affected by the development.

3. Proposed Development

3.1 Extensions and Alterations to Main Dwelling

The proposed first floor extension above the existing garage and associated internal remodeling provide enhanced family accommodation while remaining proportionate and subordinate to the host dwelling.

The single storey rear extension is modest in scale, appropriately designed in relation to the dwelling and comfortably accommodated within the plot. The extension retains a clear 3.381m from the greenbelt boundary, no encroachment is made as part of these design proposals.

Minor front elevational changes are limited in extent and contribute positively to the architectural cohesion and appearance of the property.

3.2 Ancillary Domestic Outbuilding

A modest ancillary domestic outbuilding is proposed within the established residential curtilage and linked to the principal dwelling by a lightweight glazed connection.

The building provides incidental accommodation associated with the enjoyment of the dwelling, incorporating garaging, storage and ancillary wellness facilities.

The outbuilding does not provide independent residential accommodation and has been designed as a low-profile, subservient element that complements the host dwelling and sits comfortably within the spacious plot.

3.3 Materials

The proposals include a comprehensive enhancement of external materials through:

- Natural pitched-face stone walling;
- Natural slate roof coverings;
- High-quality glazing and complementary detailing.

These material improvements will significantly enhance the visual quality of the dwelling and reinforce the traditional character of the area.

4. Planning Policy Assessment

National Planning Policy Framework

The proposals accord with the National Planning Policy Framework, particularly:

Section 12 – Achieving Well-Designed Places

The development represents high-quality design that responds positively to context, enhances the appearance of the dwelling and contributes positively to the built environment.

Section 13 – Protecting Green Belt Land

The proposed development is not located within the Green Belt and does not result in encroachment into Green Belt land. The openness and setting of adjoining Green Belt are preserved.

Kirklees Local Plan

Policy D4 – Design Principles

The proposals accord with Policy D4 through:

- High-quality and sympathetic design;
- Appropriate scale and massing;
- Use of traditional and complementary materials;
- Protection of visual amenity and local character;
- No unacceptable impacts upon neighbouring amenity.

The proposals represent a clear enhancement to the existing dwelling and accord fully with the design objectives of the policy.

Policy PLP12 – Green Belt

Although adjoining land to the rear lies within the Green Belt, all proposed development is wholly outside Green Belt designation and confined within the established domestic curtilage.

No operational development is proposed on Green Belt land, no encroachment occurs and the openness and purposes of the Green Belt are preserved.

The proposals therefore accord with Policy PLP12.

Policy LP24 – Landscape

The development is contained within an established residential curtilage, retains existing landscape features and has no adverse effect on wider landscape character, thereby complying with the objectives of Policy LP24.

5. Design and Visual Impact

The proposals have been carefully designed to preserve the spacious character of the plot and enhance the architectural quality of the dwelling.

The design approach is based on:

- Subordinate and proportionate additions;
- Ancillary structures of low visual prominence;
- Traditional, high-quality materials;
- Improved architectural cohesion;
- Retention of openness within the site.

The development will result in a clear visual enhancement to the property and will integrate successfully with its surroundings.

6. Residential Amenity

Given the generous plot size, separation distances and siting of development, the proposals will not give rise to harmful impacts in terms of:

- Overlooking or loss of privacy;
- Overshadowing;
- Overbearing impacts;
- General residential amenity.

The development therefore fully safeguards neighbouring amenity.

7. Relationship to Green Belt

For clarity:

- No development is proposed within Green Belt land;
- Adjoining agricultural land in the applicant's ownership is unaffected;
- A clear stand-off to the Green Belt boundary is maintained (3.381m);

- The openness and rural setting of adjoining Green Belt land are preserved.

The proposals should therefore properly be considered as domestic development adjacent to — rather than within — the Green Belt.

8. Conclusion

This application seeks permission for a carefully considered and high-quality package of domestic alterations and extensions that significantly improve the host dwelling while respecting its setting.

The proposals:

- Are proportionate and well-designed;
- Remain wholly within the established residential curtilage;
- Do not constitute development within the Green Belt;
- Preserve the openness and setting of adjoining Green Belt land;
- Cause no harm to residential amenity or landscape character;
- Include an ancillary domestic outbuilding that remains subordinate and incidental to the principal dwelling and does not create independent residential accommodation;
- Accord with the National Planning Policy Framework and relevant policies of the Kirklees Local Plan, including Policies D4, PLP12 and LP24.

Planning permission is respectfully sought.

DESIGN AND MATERIALS SCHEDULE

Proposed Extensions and Alterations

25 Barnsley Road, Flockton, Wakefield WF4 4DW

1. Purpose

This Design and Materials Schedule accompanies the Householder Planning Application and provides further detail regarding the design approach and proposed external material palette.

The proposals have been developed to enhance the architectural quality of the existing dwelling through sympathetic extensions, coherent remodelling and the use of high-quality traditional materials appropriate to the character of the property and surrounding area.

2. Design Principles

The scheme has been guided by the following principles:

- Extensions designed to remain subordinate to the host dwelling
- Retention of the spacious character of the plot
- Ancillary outbuilding designed as a low-profile incidental structure
- Cohesive architectural remodelling of the dwelling
- Use of traditional materials reflective of local vernacular
- Enhancement rather than alteration of the dwelling's established character

3. External Materials Schedule

Element	Existing	Proposed
External Walls	Random coursed natural stone	Natural pitched-face stone
Main Roof	Concrete interlocking tiles	Natural slate
Extension Roofs	N/A	Natural slate to match main roof
Windows/Doors	uPVC	uPVC to match existing
Glazed Link	N/A	Frameless/slim profile glazing
Rainwater Goods	Plastic	Black metal/aluminium
Garage/Outbuilding Doors	N/A	Composite black

4. Design Approach to Extensions

Main Dwelling

The extensions have been designed to appear integrated with the host property through:

- Matching roof forms and proportions
- Consistent use of natural stone and slate
- Openings aligned with the existing architectural composition
- Subordinate scale and massing

The proposals are intended to read as a natural evolution of the dwelling rather than unrelated additions.

5. Ancillary Domestic Outbuilding

The ancillary outbuilding has been designed as a subordinate structure within the domestic curtilage.

Its design responds to:

- Simple rural outbuilding forms
- Low visual prominence
- Traditional material palette matching the dwelling
- Incidental domestic function

The glazed link provides visual separation and reduces perceived mass.

6. Landscape and Boundary Treatment

Existing landscape features, including:

- Birch trees to frontage
- Laurel hedging
- Existing boundary treatments

are retained as part of the proposals.

No trees are removed or pruned and no alterations are proposed to the adjoining Green Belt land.

7. Summary

The proposed materials and design approach have been selected to deliver:

- High quality design
- Enhancement of the existing dwelling
- Consistency with local character
- Compliance with Kirklees Policy D4 Design Principles

The proposals are considered appropriate to the site and its setting.