Eight_
OneTwo
Architects

Tel_ +44[0]7761 570735
E-Mail_ info@eightonetwo.co.uk
www.eightonetwo.co.uk
Studio A2_ Brooke's Mill_ Armitage Bridge_ Huddersfield_ HD4 7NR

Planning Design Statement_

Planning_

Proposed_
Change of use for replacement roof to existing outbuilding to form new external seating area within roof space and formation of new bedroom and assocaited internal alterations and new entrance area.

56 A_
Hazel Grove
Linthwaite
Huddersfield
HD7 5TQ

April 2026

For + on Behalf of_

Mr Dan Dalton

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1.0_ INTRODUCTION

This design guide has been prepared by Eight_OneTwo Architects on behalf of our client as we seek change of use planning permission for replacement roof to existing outbuilding to form habitable accomodation and a proposed external seating area within roof space and formation of new bedroom and assocaited internal alterations and new entrance area at Ground Floor.

The site is located within the established residential settlement of Linthwaite, Huddersfield. The surrounding context is predominantly domestic in scale, with a mix of traditional stone-built dwellings, semi-detached properties, garden plots, boundary walls and off-street parking. The area has a sloping valley-side character, with properties arranged to respond to the local topography and views across the Colne Valley. Any proposed development should therefore respect the domestic scale, existing building lines, neighbouring amenity, stone/material character and the valley-side setting.

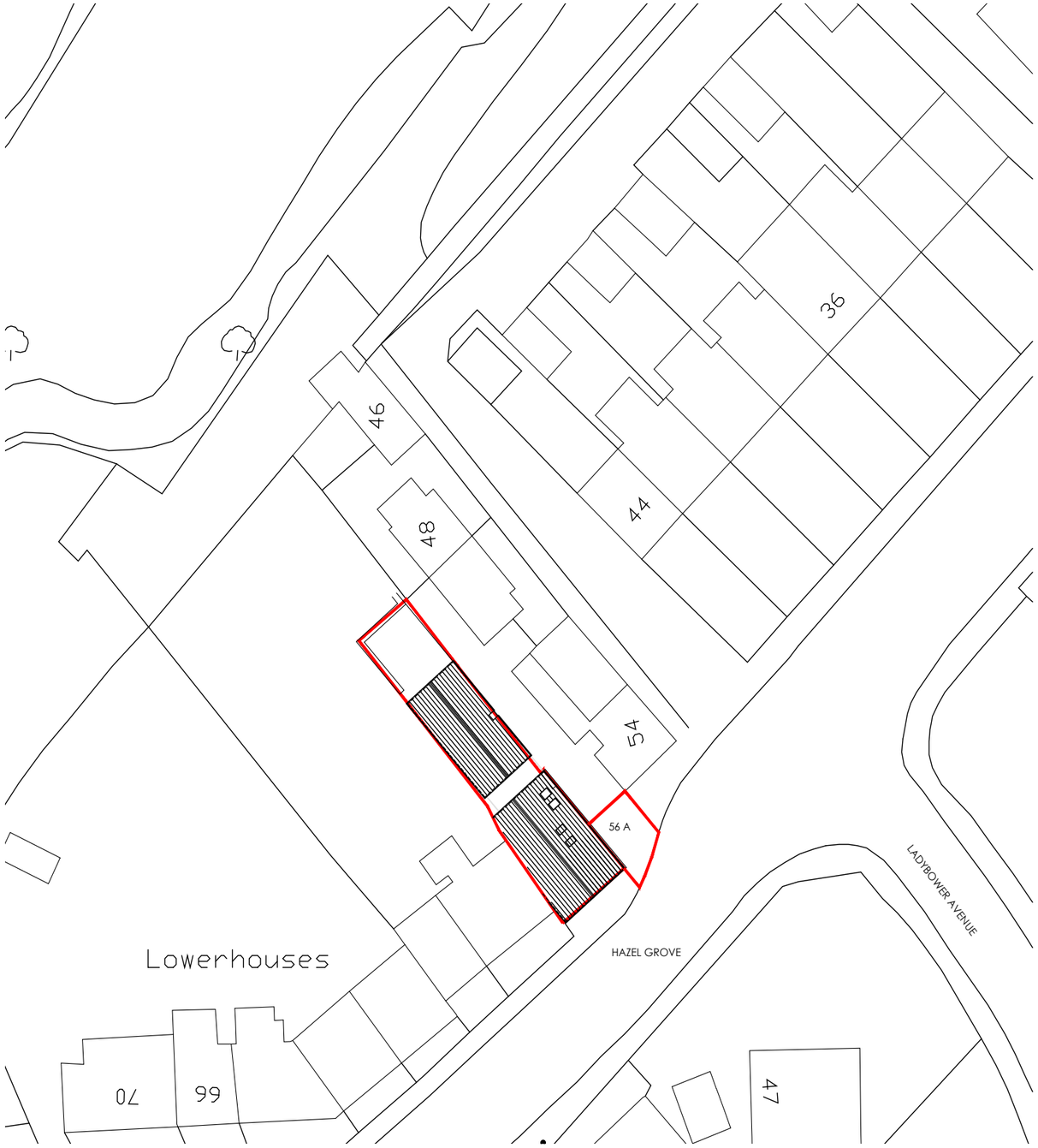
The property is not listed, and there are no other designated or non-designated heritage assets located in the local area. The property is NOT situated in the Green Belt or conservation area.

The site is also located outside of an area at risk from flooding.

It can be confirmed that this design guide, and the proposal itself has been designed in conjunction and in compliance with the following documents_

- National Planning Policy Framework;
- Kirklees Local Plan;
- Holme Valley Neighbourhood Plan; and
- Kirklees House Extension and Alterations SPD

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1.1_ RED LINE BOUNDARY

The proposed works include the following_

- Demolition of the existing store to rear to form parking;
- Alteration of existing roof area to create external amenity space within roof void
- Formation of habitable accommodation at Ground Floor level to create new master bedroom
- New entrance area
- Insertion of rooflights;

The site has an area of approximately the following_
170 Square metres
0.042 Acres



56 A Hazel Grove as seen from the front of Hazel Grove



The context of the outbuilding connected to Hazel Grove



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1.2_ EXISTING CONTEXT

The immediate street scene along Hazel Grove is characterised by a compact and informal arrangement of residential properties, reflecting its evolution over time rather than a single phase of planned development. The street is defined by a mix of traditional stone-built terraced houses alongside semi-detached and occasional detached dwellings, creating a varied but cohesive residential character. Buildings are typically two storeys in height, with simple pitched roofs and relatively consistent ridge lines, although there is some variation due to the sloping topography.

Properties are generally positioned close to the highway, with limited set-backs and a strong sense of enclosure along the frontage. Front gardens are modest in scale and often defined by low stone walls, hedging, or hardstanding areas used for parking. The presence of on-street parking, combined with private driveways, contributes to the informal and lived-in character of the street. Boundary treatments and external materials are predominantly traditional, with natural stone and slate forming the prevailing palette, although more recent infill properties introduce subtle variations in materiality and detailing.

1.3_ SITE ANALYSIS

The site at 56A Hazel Grove is located within the established residential settlement of Linthwaite, Huddersfield, forming part of a predominantly domestic streetscape characterised by a mix of terraced, semi-detached and occasional detached dwellings. The surrounding area has a strong residential identity, with properties arranged along a tight urban grain and consistent building lines, reflecting the historic development pattern of the Colne Valley. The application site itself forms part of a later infill phase of development, and as such presents a slightly more contemporary form and layout when compared to the traditional stone-built terraces that define much of the immediate context.

The site occupies a position on the valley side, where the prevailing topography slopes across the area. This results in a varied relationship between neighbouring properties, with changes in level influencing building heights, garden arrangements and intervisibility between plots. The sloping nature of the site provides opportunities for elevated outlooks, particularly towards the rear, while also requiring careful consideration of massing, scale and overlooking in relation to adjacent dwellings.

In terms of access, the property is served via Hazel Grove, which connects to Cowlersley Lane and the wider local road network. The surrounding roads are typical of residential areas in this location, being relatively narrow in character and accommodating a combination of on-street parking and private driveways. The site benefits from established access arrangements consistent with its residential use, and there are no unusual access constraints associated with the plot.

The built form surrounding the site is varied but cohesive, with properties generally of two-storey scale and constructed from a palette of materials typical to the area, including natural stone and slate roofing. While the host dwelling reflects a more modern construction period, it sits comfortably within the street in terms of scale and residential character. The immediate context does not form part of a designated conservation area, and the site is not subject to any known heritage constraints, allowing for a degree of flexibility in design approach provided that proposals remain sympathetic to the character of the surrounding area.

The site includes typical residential external space, with defined front and rear garden areas and boundary treatments that contribute to the established character of the street. Relationships with neighbouring properties are relatively close due to the compact nature of the surrounding plots, meaning that considerations of privacy, outlook and daylight are important in informing any future development proposals.

Overall, the site represents a modest, modern dwelling within a well-established residential environment, where development proposals should respond positively to the prevailing scale, materials and spatial relationships of the area, while also taking into account the opportunities

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1.4_ PREVIOUS PLANNING HISTORY

The proposed development has been informed by the pre-application advice received under reference 2022/20479 and seeks to sensitively repurpose the existing outbuilding located to the rear of 56A Hazel Grove. The outbuilding, historically associated with the former barn and its agricultural use, is currently utilised for storage purposes and is proposed to be converted to form habitable accommodation ancillary to the main dwelling. In line with the advice provided, the proposal is presented as part of a comprehensive scheme which includes both the change of use of the outbuilding and associated external alterations, ensuring the development is assessed in full.

The scheme introduces a modest link extension between the host dwelling and the outbuilding. This element has been deliberately designed to appear as a lightweight and subservient intervention, maintaining a clear visual separation between the original built forms in accordance with the design principles set out within Policy LP24 (Design) of the Kirklees Local Plan. The link is intentionally simple in form and scale, ensuring it does not dominate either structure and respects the established pattern of development, consistent with the guidance contained within the House Extensions and Alterations Supplementary Planning Document.

At ground floor level, the converted outbuilding will provide a new master bedroom, enhancing the internal accommodation of the dwelling in a manner consistent with Policy LP1 (Achieving Sustainable Development) and Policy LP2 (Place Shaping) of the Kirklees Local Plan, by supporting the efficient use of existing buildings within a residential setting.

At roof level, the design has evolved significantly in response to concerns raised at pre-application stage regarding the visual impact of a full flat roof terrace. Rather than removing the entire pitched roof, the proposal retains the majority of the existing roof structure, including the eaves, thereby preserving the traditional character of the outbuilding and responding positively to the surrounding built form. A central section of the ridge is selectively removed to form a linear, recessed roof garden, reducing visibility within the street scene and minimising visual impact, in accordance with Policy LP24 and the guidance contained within the House Extensions and Alterations SPD, particularly in relation to roof terraces.

The design incorporates a retained eaves height of approximately 1200mm, finished in traditional stone slate, with a vertical glazed screen above rising to approximately 1800mm. This approach provides effective privacy screening, ensuring that overlooking and loss of privacy to neighbouring properties is appropriately mitigated, in line with Key Design Principles relating to privacy, outlook and residential amenity as set out within the SPD and Policy LP24. The recessed nature of the roof garden, combined with the retention of the existing roof form, ensures the proposal avoids the creation of an incongruous feature within the local context. presented by the site's topography and position within the wider valley setting.

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2.0_ DESIGN BRIEF

We aspire to provide design proposals that comply with local and national planning policy and that respect the existing architectural context of the application site, with a sensitive solution incorporating an element of traditional and contemporary design.

We will seek to create a design that draws on the architectural details of surrounding dwellings and wider street scene, whilst providing a modern interpretation of the local typology with contemporary detailing.

The design will promote high quality design and a positive, coherent identity which is complementary of the surrounding built form with regard to height, shape, form, use of materials and architectural detail, and therefore meets the aims and objections of the Made Neighbourhood Plan and relevant planning policy. The architectural response aims to bring order, hierarchy and a sense of ‘completion’ to the existing site.

The proposal seeks to repurpose an existing outbuilding located to the rear of the property, currently used for garage and storage purposes, through a change of use to form habitable accommodation ancillary to the main dwelling. The design approach focuses on integrating the structure back into the primary residence, creating a cohesive and functional extension of the home. At ground floor level, the converted space will provide a new master bedroom, improving the overall quality and flexibility of internal living accommodation.

At roof level, the scheme introduces a more distinctive intervention, whereby the existing ridge is selectively removed to create a linear open-air roof garden. This space is designed to be both usable and private, with the existing eaves retained and extended in traditional tiled form up to a height of approximately 1200mm. Above this, a vertical glazed screen will rise to approximately 1800mm, maintaining a sense of enclosure while allowing light penetration and mitigating overlooking. The overall design balances the reuse of the existing structure with a contemporary addition, enhancing residential amenity while remaining sensitive to neighbouring properties and the surrounding context.

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3.0_ PRECEDENT STUDY

MOOD BOARD_
56 A Hazel Grove_ Linthwaite

_ Elongated form responding to be outbuilding

_ Creating a private outdoor space

_Intended to keep neighbours private

_ tiled parapet cutaway roof

_ Glazing to allow for views

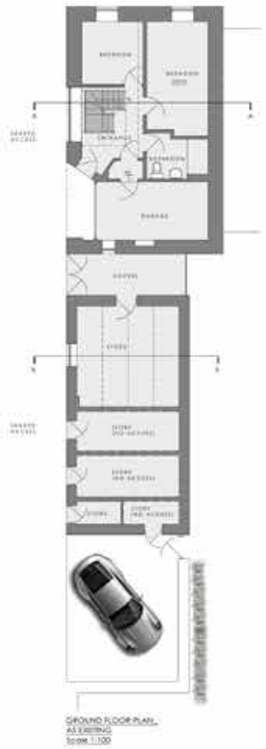
_ Inside v Outside living

_ Roof terrace effect

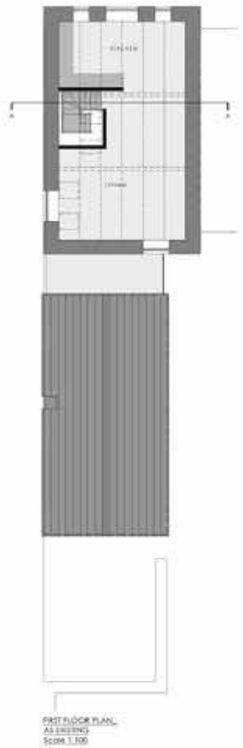
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4.0_ Planning Drawings

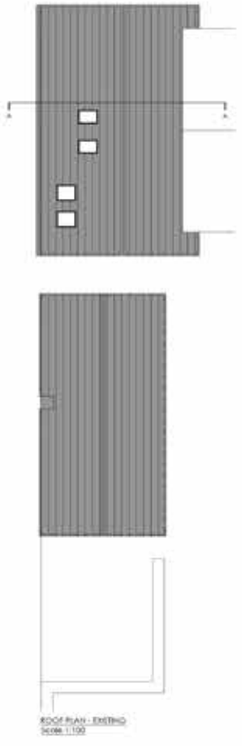
As Existing Floor Plans



GROUND FLOOR PLAN_
AS EXISTING
Scale 1:100



FIRST FLOOR PLAN_
AS EXISTING
Scale 1:100



ROOF PLAN - EXISTING
Scale 1:100

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Notes_

PLANNING

N

0 1000 2000 3000 4000 5000mm
SCALE 1:100

Note:
Surrounding contextual buildings and information are based on received ordinance survey drawings and are shown for illustrative purposes only. assumed site boundary is subject to confirmation to legal confirmation

Note:
Information is based on OS map and received information and is subject to full topographical survey.
Assumed site boundary and site constraints subject to legal confirmation.
All Legal easements and extent of existing underground services locations are subject to confirmation.

Eight_ OneTwo

Architects

tel: +44 (0)1761 431745
Email: mail@eightonetwo.co.uk
www.eightonetwo.co.uk
Studio A3, Bowlish Mill, Shepton Mallet, Somerset, BA4 5JE

Drawing Status_
PLANNING

Client_
MR DARLINGTON

Project_
16 A HAZE DRIVE, LYMINGTON, HAMPSHIRE

Drawing Title_
AS EXISTING FLOOR PLANS

Drawing Scale_	Drawn By_	Checked By_
1:100	AW	AW
Paper Size_	**Drawn Date_**	**Checked Date_**
A1	APRIL 2020	APRIL 2020

Drawing Number_
16_801 100

4.0_ Planning Drawings

As Existing Elevations_



FRONT (SOUTH EAST) ELEVATION_
AS EXISTING_
SCALE 1:100

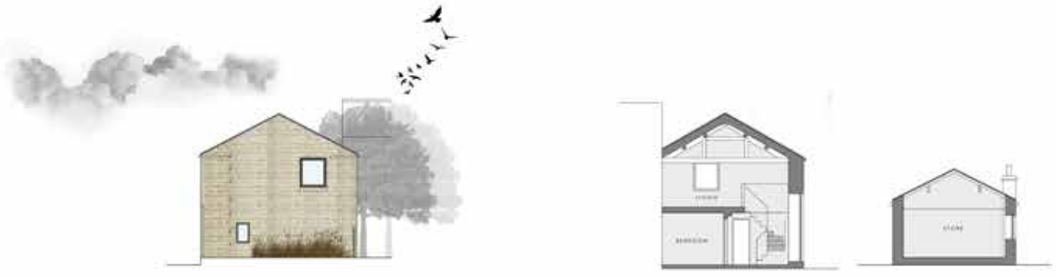
SIDE (NORTH EAST) ELEVATION_
AS EXISTING_
SCALE 1:100



GABLE (NORTH WEST) ELEVATION_
AS EXISTING_
SCALE 1:100

SIDE (SOUTH WEST) ELEVATION_
AS EXISTING_
SCALE 1:100

OUTBUILDING END ELEVATION_
AS EXISTING_
SCALE 1:100



HOUSE END ELEVATION_
AS EXISTING_
SCALE 1:100

SECTION A-A_
AS EXISTING_
SCALE 1:100

SECTION B-B_
AS EXISTING_
SCALE 1:100

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Notes:

PLANNING

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No.	Date	Amendments	By	Appd.

Eight_ OneTwo

Architects

Tel: +44 (0)1761 410733
Email: mail@eightonetwo.co.uk
www.eightonetwo.co.uk
Studio A3, Bristol's Mill, Bowlings Bridge, Hunstrete, BS39 4NE

Planning Status
PLANNING

Client.
MEGAN DALTON

Project.
16 A HAZEL GROVE, LANSHAM, HEREFORDS

Drawing Title.
AS EXISTING ELEVATIONS

Drawing Scale.	Drawn By.	Checked By.
1:100	AW	AW
Paper Size.	**Drawn Date.**	**Checked Date.**
A1	APRIL 2020	APRIL 2020

Drawing Number.
08_B01 101

4.0_ Planning Drawings

As Proposed Floor Plans_



GROUND FLOOR PLAN_
AS PROPOSED_
Scale 1:100



FIRST FLOOR PLAN / ROOF PLAN
AS PROPOSED_
Scale 1:100



ROOF PLAN_AS PROPOSED
Scale 1:100

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Notes_

PLANNING

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SCALE 1:100

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Rev. Date Amendments By Appd

Eight_ OneTwo

Architects

Tel: +44 (0)1761 412745
Email: mail@eightonetwo.co.uk
www.eightonetwo.co.uk
Drwgs All_Brooke's Mill_Bremridge Bridge_Illustrations_+Oth Publ

Drawing Status_
PLANNING

Client
MR DAN DAXON

Project
NO.4 HAZEL GROVE, LANGHAM, HEREFORD

Drawing Title
AS PROPOSED_FLOOR PLANS

Drawing Scale_	Drawn By_	Checked By_
1:100	AR	AR
Paper Size_	**Drawn Date_**	**Checked Date_**
A1	APRIL 2020	APRIL 2020

Drawing Number_
04_901 102

4.0_ Planning Drawings

As Proposed Elevations_



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PLANNING

N

0 1000 2000 3000 4000 5000mm
SCALE 1:100

Note:
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Eight_ OneTwo

Architects

Tel: +44 (0)7791 610736
Email: mail@eightonetwo.co.uk
www.eightonetwo.co.uk
Studio A2, Brodie's Mill, Armitage Bridge, Huddersfield, HD4 7NR

Drawing Status_
PLANNING

Client_
MR DAN DALTON

Project_
66 A HAZLE GROVE, LINTHWAITE, HUDDERSFIELD

Drawing Title_
AS PROPOSED_ ELEVATIONS

Drawing Scale_	Drawn By_	Checked By_
1:100	AA	AA
Paper Size_	**Drawn Date_**	**Checked Date_**
A1	APRIL 2024	APRIL 2024

Drawing Number_
24_801 103

5.0_ CONCLUSION

Overall, the proposed development represents a well-considered and policy-led response to both the site constraints and the pre-application advice received under reference 2022/20479. The scheme seeks to make effective and sustainable use of an existing outbuilding through its conversion to habitable accommodation that remains clearly ancillary to the host dwelling, thereby avoiding the creation of a separate residential unit. The introduction of a modest and subservient link extension allows for a coherent and functional relationship between the buildings, while maintaining their visual distinction and respecting the established pattern of development within the site.

The design approach demonstrates a clear evolution from earlier concepts, particularly in relation to the treatment of the roof. By retaining the majority of the existing pitched roof form and limiting intervention to a recessed central section, the proposal preserves the traditional character of the outbuilding and avoids the introduction of an overly dominant or incongruous feature within the street scene. The incorporation of a carefully detailed roof garden, with integrated screening and retained eaves, ensures that opportunities for additional amenity space are realised without giving rise to unacceptable impacts in terms of overlooking, privacy, or visual intrusion. These measures directly address the key concerns raised at pre-application stage and align with the design principles set out within Policy LP24 and the House Extensions and Alterations SPD.

Furthermore, the proposal has been developed with full regard to neighbouring amenity, site levels, and the compact nature of the surrounding residential environment. The scale, massing and detailing of the development have been carefully controlled to ensure that it sits comfortably within its context, while also delivering a clear improvement to the quality and usability of the existing property. In doing so, the scheme supports the broader objectives of Policies LP1 and LP2 of the Kirklees Local Plan by promoting sustainable development and reinforcing the character of the area.

In conclusion, the development represents a balanced and high-quality intervention that responds positively to its context, respects the character of the existing buildings, and delivers meaningful enhancements to residential amenity. It is therefore considered that the proposal accords with the relevant development plan policies and supplementary guidance, and that planning permission should be granted.



3D Visualizations of the proposed street scene

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