

**201 Woodland Road**

**WF17 ORE**

**Partial demolition of the existing dwelling and garage, followed by the  
erection of a redesigned 3-bedroom two storey dwelling.**

**Design and Access Statement**

**May 2026**



## **1. Introduction**

This Design and Access Statement has been prepared in support of a planning application for the redevelopment of the existing dwelling at 201 Woodland Road, WF17 0RE.

The proposal involves the demolition of the existing garage and part of the rear living area to allow the construction of a redesigned family home with new loft accommodation. The development has been carefully planned to improve the appearance, layout, and functionality of the property while remaining in keeping with the surrounding residential character.

## **2. Site Context and Surroundings**

The property is located within an established residential area characterised by detached dwellings set within spacious plots. Woodland Road benefits from an open and low-density appearance with generous spacing between properties, private driveways, and landscaped front gardens.

The existing dwelling occupies a substantial plot which allows the proposed extension and alterations to integrate comfortably within the site and surrounding street scene.

## **3. Proposed Development**

The proposal will create a modern family home with improved internal accommodation and a more balanced overall appearance.

The ground floor will include an entrance area, open plan lounge, dining and kitchen space, together with one bedroom and shower facilities. The loft floor will provide two bedrooms, an en-suite, and additional bathroom accommodation.

Once completed, the arrangement of the proposed development will create a more visually balanced built form, with the overall appearance of the dwelling presenting a subtle U-shaped layout when viewed externally.

The revised layout has been designed to improve natural light, circulation, and the relationship between internal and external spaces.

## **4. Design Approach**

The scale, proportions, and roof form have been designed to complement the surrounding detached properties. The development adopts a simple and cohesive residential appearance using materials intended to reflect the character of the area, including brickwork, render, roof tiles, and modern window systems.

The proposed design improves the visual quality of the property while maintaining an appropriate residential scale within the streetscape.

## **5. Residential Amenity**

The proposal has been carefully designed to minimise impacts upon neighbouring residential amenity.

Consideration has been given to:

- Privacy and overlooking
- Overshadowing
- Daylight and sunlight
- Visual impact
- Noise and disturbance

Due to the generous spacing between neighbouring dwellings and the positioning of openings, it is considered that the proposal will not result in any significant harmful overlooking or loss of privacy.

The scale and roof design also help reduce any overbearing impact on adjacent properties.

## **6. Access**

The property benefits from an existing access from Woodland Road which will remain unchanged. The site has a large private driveway with space for approximately two vehicles with ample space for on-street parking. The proposal is considered acceptable in terms of access, parking provision, and highway safety while maintaining the spacious detached character of the area.

## **7. Sustainability and Energy Efficiency**

The proposed development has been designed with consideration toward sustainable construction and energy efficiency principles.

The development is expected to incorporate:

- High performance insulation
- Energy efficient glazing
- Low energy lighting
- Modern heating systems
- Improved thermal performance
- Enhanced natural daylight provision

The open plan arrangement and large window openings assist in maximising natural light and reducing energy demand.

## **8. Planning Policy Considerations**

The proposal accords with the adopted Kirklees Local Plan and associated development management policies, including:

Policy LP1 – Presumption in Favour of Sustainable Development;

Policy LP10 – High Quality Housing;

Policy LP11 – Housing Mix and Affordable Housing;

Policy LP15 – Promoting Green Infrastructure;

Policy LP16 – Sustainable Drainage;

Policy LP17 – Place Making;

Policy LP24 – Landscape;

Policy LP25 – Biodiversity and Geodiversity;

Policy LP45 – Parking;

Policy LP51 – Transport Assessment and Travel Plans.

The proposal represents sustainable infill development within an established residential area and makes efficient use of previously developed residential land.

The proposed development has been carefully designed in line with the principles of the National Planning Policy Framework (NPPF) and relevant local planning policies relating to residential design and amenity.

The proposal respects the established detached character of Woodland Road through its scale, layout, appearance, and use of appropriate materials. The development will improve the overall appearance and functionality of the property while maintaining suitable residential amenity for neighbouring occupiers.

The proposal is therefore considered to represent sustainable and well-designed residential development that integrates positively within the surrounding area.

## **9. Conclusion**

The proposed redevelopment at 201 Woodland Road represents a carefully considered residential scheme that will enhance the appearance, functionality, and long-term use of the property.

The demolition of the existing garage and part rear structure, together with the construction of the new U-shaped dwelling form, will create a modern family home that integrates appropriately within the surrounding residential environment.

The proposal has been designed to:

- Respect the established character of the area
- Provide high-quality living accommodation
- Maintain neighbour amenity
- Improve the visual appearance of the site
- Deliver a sustainable and functional residential design

It is therefore respectfully considered that the proposal complies with relevant planning principles and should be supported through the grant of planning permission.

The proposed subdivision of the existing garden and erection of one new dwelling represents an appropriate form of residential infill development within a sustainable urban location.

The proposal:

- Makes efficient use of underutilised residential land;
- Contributes towards local housing supply objectives;
- Respects the character and appearance of the area;
- Maintains acceptable residential amenity standards;
- Complies with the objectives of the NPPF, the London Plan (where applicable), and relevant Local Plan policies.

The development is therefore considered to constitute sustainable development and there are no material planning considerations that would justify refusal.

Accordingly, planning permission is respectfully requested.