

Design Statement – Proposed Extension to Bungalow dwelling – located at 30 Bank End Road, Bolster Moor, Huddersfield, HD7 4JN – 4/3/2026

Introduction

This design statement has been produced to support a future planning application for the construction of a single storey extension to the existing bungalow property located at 30 Bank End Road HD7 4JN. The intended alterations to the dwelling will include an office to support home working and an additional bedroom larger in size than the rather small rooms that make up the existing master bedroom and second (guest) bedroom.

In addition, a second bathroom will be added in the extended area following the removal of an existing WC in the existing hall to allow access to the new areas from the front entrance hall.

Site and Context Appraisal

The plot upon which the building is located is to the top of Bank end Road at its junction with Slades Road. The existing bungalow is a detached structure in its own plot set back from the building line of other houses to the east and with no other structures sharing a boundary or building line. To the South of the building there is a front garden up to the boundary of Bank End Road and open fields extend beyond on the other side of the road for approximately 100m before the next building (house). To the West of the building there is a lawned garden of approximately 21m x 17m which borders a crossroads junction with Slades Road. The nearest dwelling to the West (approximately 40 m away) is 122 Slades Road but the structure is positioned perpendicular, and the buildings are not in line of sight of one another. To the rear of the plot is a narrow decking bordering onto farmland / open fields to the rear. To the East side is an unmade access road that gives access from Bank End Road to the farmland / fields behind the plot.

The village of Bolster Moor is a small rural community known for its renowned farm shop and exposed hilltop position to extreme weather. The majority of houses in the area are two storey and constructed from local stone between the late 18th century and 1930. There are small pockets of more recent development on Slades Road itself of larger, more modern dwellings facing across farmland with views across Golcar and Huddersfield.

The dwelling to which the extension is proposed was constructed around 1985 of artificial stone to all four walls and has a simple pitched roof with gable walls covered with concrete tiles. The bungalow is set aside from other structures in its own plot and it is with this disparity in min of corner location and differences in building materials from the older properties that has led me to consider a design which alters the appearance of the structure as little as possible, avoiding extending the existing structure upwards or introducing dormer structures or projections.

Design Principles

The design principle I have followed has been that of creating least visual impact. I have considered how the property will be viewed from all sides following the extension compared with the views of the property as seen today. Building materials selected will match all existing materials in appearance and colour as much as possible.

From the front or rear the property will be wider by approximately 4m but this will not directly be visible from any other properties in the locality as these boundaries are to open farmland. The rear and front boundaries also are tree lined, minimising visual impact of the new section of the structure. The ridge level will be unaltered and by extending to the site there will be no requirement to alter the existing roof structure.

The extended section of the bungalow will not be visible from the East elevation, being hidden by the rest of the structure and there being no housing with facing windows in proximity. To the West the gable wall dimensions will remain unchanged, and the construction materials matched in appearance to the existing structure. The only visual change will be a reduction in the single window size to a small, obscured glass bathroom window.

The extension and completed building will not overburden the plot as following the extension there will remain approximately 21m x 13m of lawned garden before the boundary of the plot with Slades Road.

The entrance to both the site, the driveway and the house will remain unaffected.

No windows have been introduced that will overlook other properties.

No part of the extended area will block light from, nor cast shadows on other buildings or neighbouring gardens.

The building is not a listed building, and no trees will be removed during the construction.

Having consulted KMC planning portal guidance “Housing Extensions and Alterations – Supplementary Planning” I have noted that under section 4.3 the authority wishes to avoid creating a terracing effect and with regard to the potential for such a situation advises that extensions have a lower ridge line than the original structure and that the elevation of the wall is also set back from the building line. In the case of my proposals, I would respectfully request that this guidance is not considered mandatory for the following reasons.

1. The bungalow does not share a building line with any other structures on any of its sides. Its ridge line is also lower than that of all surrounding structures.
2. The bungalow is in its own plot with considerable separation from other buildings on all sides.

3. The location of the bungalow and furthermore, the openness of the corner plot are very exposed to extreme climates of wind, rain and snow. By introducing a split ridge line, offset gutter and fascias, additional flashing details and second verge end capping details the chances of wear and tear, water ingress and increased maintenance costs will be introduced which I would greatly like to avoid / minimise.
4. The introduction of a step in the ridge / alteration of the building line will make the extension stand out in appearance from the existing structure in a non-complementary manner making it unlikely to blend in and have the minimal impact, core design principle we are looking to follow,

Section 5.17 also requires an extensions front wall to be set back 500mm from the front of the original line to allow for a visual break in structures. I would also respectfully request that this is not applied in this case where there is no continuity in the structures wither presently or following the proposed extension.

Access and Inclusion

The site is currently level entry from Bank End Road and has a single small step to the front entrance. Internally the property is step free and will remain so. Door widths to the main living areas are 750 to 800mm wide although the present bedrooms have door widths which are narrower and circulation within the bedrooms is restricted once double beds are in situ. The new layout of bedrooms will offer increased circulation and accessibility from the hall. The introduction of a level entry shower within the new bathroom to future proof the dwelling in terms of use for persons with reduced mobility has also been a consideration in the layout. Both the bedroom size and installation of a level entry shower facility are also key considerations in wishing to build up to the existing building lines, rather than reducing the internal footprint by setting back the front or rear walls.

Consultation and impact

Whilst the impact on others in terms of the extensions design, size and position has been key in the design, I feel that the lack of common building, sight lines, not being overlooked and lack of proximity to other structures means that the visual effects are limited.

I have consulted the nearest property with a sight line of the proposed extension (122 Slades Road and discussed the proposal. The owners have pointed out that the area in

question is not actually visible from their house, and they have no objection to any form of extension. I also propose to consult with the nearest neighbouring homeowners which are not in line of sight on both Bank End Road and Slades road to determine if they should have any concerns regarding the proposals prior to any submission of full plans for consideration.

Environmental sustainability

I propose to utilise building materials and design principle to improve the current performance of the structure. Improved wall and roof insulation standards will be generated as well as greater insulation in the floor structure and the windows. Internal finishes will be selected from sustainable sources, and the toilet and shower facilities will have integral water saving measures. Lighting installations will be LED, and the bathroom will have a humidistat-controlled fans as well as having natural ventilation. The present 15 year old boiler will be replaced with a new high efficiency condensing combination boiler. No trees or vegetation will be removed during the construction and new trees are planned for the boundary of Slades Road which will provide reduced exposure to high winds from the West and will grow to an anticipated 2m in height, reducing visibility of the completed structure from Slades Road and beyond.