

DESIGN & ACCESS STATEMENT

PROJECT TITLE

Proposed Single Storey Rear Extension at
280 Cowcliffe Hill Road, Huddersfield, HD2 2NE

JOB NUMBER

2448

CLIENT

Mr Gaffney

DATE

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Prepared By:

Cadvis3d Limited

Tel: 01484 937123

Web: www.cadvis3d.co.uk

Email: info@cadvis3d.co.uk

Prepared in support of a planning application submitted to Kirklees Council

1. Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for the erection of a single-storey rear extension at 280 Cowcliffe Hill Road, Huddersfield, HD2 2NE.

The application seeks permission for a contemporary rear extension to an existing detached bungalow. The proposals have been carefully designed to provide improved family accommodation and modern open-plan living spaces whilst respecting the character of the site, neighbouring properties and the wider area.

The application should be considered against the development plan as a whole, the National Planning Policy Framework (NPPF), and relevant Kirklees Council planning policies and supplementary guidance.

2. Site and Surroundings

The application property comprises a detached single-storey bungalow situated on a substantial plot along Cowcliffe Hill Road. The dwelling occupies a generous residential curtilage with extensive rear garden areas and significant separation distances to neighbouring properties.

The site benefits from a degree of enclosure created by existing landscaping and mature vegetation, with the rear of the property largely screened from public vantage points. Due to the site's topography, mature landscaping and position within the plot, views of the proposed extension from the public highway are extremely limited.

The surrounding area contains a varied mix of detached dwellings, bungalows and extended residential properties. There is no uniform pattern of rear extensions within the locality, with several neighbouring properties having undertaken substantial additions and alterations over time.

3. Proposed Development

The proposal comprises the construction of a single-storey rear extension projecting approximately 8 metres beyond the existing rear elevation.

The extension has been designed to create a modern family home by providing:

- A large open-plan kitchen, dining and living area;
- Improved internal circulation and functionality;
- Enhanced connections between the dwelling and garden;
- Increased levels of natural daylight through extensive glazing and roof lanterns;

- Contemporary accommodation suitable for modern family living.

The extension remains single storey in form and incorporates materials that complement the existing dwelling. The design includes a flat roof arrangement with roof lanterns and extensive glazing facing the rear garden.

4. Planning Policy Context

National Planning Policy Framework (NPPF)

The NPPF places significant weight on achieving well-designed places and supports proposals that improve the quality and functionality of existing homes.

Section 12 of the NPPF emphasises that good design is a key aspect of sustainable development and that development should be visually attractive, sympathetic to local character and create a high standard of amenity for existing and future occupants.

The proposal represents a high-quality domestic extension that enhances the usability of the dwelling whilst maintaining the character of the site and surrounding area.

Kirklees Local Plan

The proposal accords with the broad objectives of the Kirklees Local Plan by:

- Supporting sustainable development within an established residential area;
- Delivering high-quality design appropriate to its context;
- Protecting neighbouring residential amenity;
- Making efficient use of an existing residential plot without resulting in overdevelopment.

Householder Design Guidance / Supplementary Planning Document

The applicant acknowledges that the proposed extension exceeds the typical projection guidance contained within Kirklees Council's Householder Design Guidance.

However, the guidance clearly states that proposals should either comply with the stated design principles or provide an appropriate justification where site-specific circumstances warrant an alternative approach.

It is therefore important that the proposal is assessed on its individual merits and in the context of the unique characteristics of this site.

5. Justification for the Proposed Scale

Whilst the extension projects approximately 8 metres from the rear elevation, there are several material considerations which justify the proposed departure from the general SPD guidance.

Large Plot Size

The property occupies an unusually generous residential plot with extensive rear garden space. Even following construction of the extension, a substantial private garden will remain.

The proposal therefore cannot be considered an overdevelopment of the site and retains an appropriate balance between built form and private amenity space.

Existing Bungalow Form

The host dwelling is a single-storey bungalow. Consequently, the visual impact of the extension is significantly reduced when compared with an equivalent extension to a two-storey property.

The proposed development maintains a low-profile built form which sits comfortably within the plot and avoids any dominant or overbearing appearance.

Relationship with Neighbouring Properties

The site benefits from generous separation distances to neighbouring dwellings and substantial garden areas.

Given the single-storey nature of the proposal and the spatial relationship between properties, the extension will not result in unacceptable overlooking, overshadowing, loss of daylight or overbearing impacts upon neighbouring occupiers.

The proposal therefore preserves residential amenity in accordance with both local and national planning policy objectives.

Context of Surrounding Development

A number of surrounding properties have been altered and extended over time, resulting in a varied residential character.

The proposed extension is proportionate to the scale of the application site and reflects the established pattern of larger domestic additions within the wider area.

Limited Public Visibility

The extension is located wholly to the rear of the property and is largely concealed from public viewpoints. The development will not materially alter the street scene and will have negligible visual impact when viewed from Cowcliffe Hill Road. As a result, the proposal preserves the character and appearance of the area despite exceeding the indicative dimensions contained within supplementary guidance.

High Quality Design

The extension has been carefully designed to provide a contemporary yet sympathetic addition to the existing dwelling.

The use of quality materials, extensive glazing, roof lanterns and a simple architectural form ensures that the extension appears subordinate to the host dwelling and integrates successfully within its setting.

6. Residential Amenity

The proposal has been designed to avoid adverse impacts upon neighbouring occupiers.

The extension remains single storey, is located within a spacious plot and benefits from generous separation distances from adjacent properties.

No unacceptable loss of privacy, daylight, sunlight or outlook will arise as a consequence of the development.

Future occupants will benefit from significantly improved living accommodation whilst retaining extensive private amenity space.

7. Conclusion

The proposed single-storey rear extension represents a well-designed and appropriate form of development that will significantly improve the functionality and quality of the existing dwelling.

Although the extension exceeds the indicative projection normally contained within Kirklees Council's supplementary guidance, the specific circumstances of the site provide clear justification for this approach. These include:

- The substantial size of the plot;
- The existing single-storey bungalow form;
- Large separation distances to neighbouring properties;
- The presence of other substantial domestic extensions within the area;
- The limited visibility of the extension from public viewpoints;
- The retention of generous garden space;
- The creation of a modern family home that meets contemporary living requirements.

The proposal accords with the objectives of the National Planning Policy Framework and the relevant policies of the Kirklees Local Plan. It is considered that the development will not result in harm to the character of the area or residential amenity and should therefore be supported and approved.