



DESIGN AND ACCESS STATEMENT

Single Storey Wraparound Extension

Address

67 Greenfield Crescent, Grange Moor, Wakefield, WF4 4WA

Proposal

Erection of a Single Storey Wraparound Extension

Local Planning Authority

Kirklees Council

Drawing Reference

2622/01

Prepared By

UHDesign Architectural Services

Date

May 2026

1.0 Introduction

This Design and Access Statement has been prepared in support of a full planning application for the erection of a single storey wraparound extension at 67 Greenfield Crescent, Grange Moor, Wakefield, WF4 4WA. The application is submitted to Kirklees Council as the Local Planning Authority.

This statement sets out the design rationale, existing site conditions, the nature of the proposed works, access considerations, amenity impacts, and the relevant planning policy context. It is intended to assist the Local Planning Authority in its assessment of the application.

The proposal involves the construction of a single storey side extension and a single storey rear extension, which together form a wraparound arrangement at the side and rear of the existing end-of-terrace dwellinghouse. The wraparound configuration arises naturally from the corner plot position of the property and the desire to maximise functional internal living space at ground floor level.

2.0 Existing Conditions

The application site comprises an end-of-terrace dwellinghouse situated on the corner of Greenfield Crescent, Grange Moor, Wakefield. The property is a two-storey residential dwelling with a relatively modest ground floor footprint. As is characteristic of end-terrace properties on corner plots, the dwelling benefits from open aspect to the side and rear, with no adjoining neighbour to the side elevation.

The wider area is a predominantly residential neighbourhood of mid-twentieth century terraced and semi-detached housing. The character of the street is established, with a mix of brick-built dwellings of similar scale and massing. Extensions and alterations are a common feature of properties in the locality, and there is a discernible pattern of ground floor rear and side extensions within the immediate area.

The property is accessed from Greenfield Crescent to the front. The side and rear boundaries adjoin open curtilage, reflecting the corner plot arrangement. There are no listed buildings, conservation area designations, or tree preservation orders affecting the site.

3.0 The Proposal

The proposal is for the erection of a single storey wraparound extension comprising a side extension and a rear extension. The side extension extends 3 metres from the existing side elevation of the dwellinghouse, and the rear extension extends 3 metres from the existing rear elevation. Together, these elements form a continuous wraparound addition that follows the corner of the property.

The key design parameters of the proposal are as follows:

- Side extension: 3 metres projection from the existing side elevation
- Rear extension: 3 metres projection from the existing rear elevation
- Roof form: pitched roof with mono-pitch sections to match the existing dwelling
- Walls: red brick to match the existing dwellinghouse
- Roof tiles: grey tiles to match the existing roof covering
- Windows and doors: uPVC in a style and colour to complement the existing dwelling

The proposed extension is designed to be subservient to and clearly read as ancillary to the host dwelling. The use of matching materials — red facing brick and grey roof tiles — ensures visual continuity with the existing property and the broader streetscene. The ridge and eaves

heights of the extension are set below those of the existing dwelling, maintaining the primacy of the original building form.

The internal accommodation created by the wraparound extension will provide improved and enlarged living space at ground floor level, including a utility room or pantry area, an enlarged kitchen, and improved circulation. The proposal responds directly to the functional needs of the household and the natural opportunity presented by the corner plot.

3.1 Permitted Development Assessment

In preparing this application, consideration has been given to whether the proposed development could be carried out under Permitted Development Rights pursuant to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The rear extension, projecting 3 metres from the rear wall of the original dwelling, would ordinarily fall within the scope of Class A permitted development for a single storey rear extension, which allows up to 3 metres depth on an attached dwellinghouse (or up to 6 metres under the Larger Home Extension neighbour consultation scheme). The rear element therefore reflects the scale and extent that would typically be permissible as permitted development.

However, the side extension element requires full planning permission. Class A.1(e) of the GPDO 2015 stipulates that a single storey side extension must not exceed half the width of the original dwellinghouse. The existing dwelling has a principal width of approximately 5.2 metres; half of this figure is 2.6 metres. The proposed side extension has a width of 3 metres, which marginally exceeds this threshold by 0.4 metres — a difference of less than 8% of the original house width.

Whilst the side extension narrowly falls outside the strict permitted development parameters, it is important to note the context in which this arises. The wraparound arrangement is a direct consequence of the property's position as an end-of-terrace dwelling on a corner plot: the side extension must be of sufficient width to connect meaningfully with the rear extension and to create a functional and proportionate internal layout. A side extension of 2.6 metres — the maximum that would be permitted as of right — would result in an impractical and architecturally awkward transition at the corner junction, undermining both the design quality and the functional benefits of the wraparound form.

The 0.4-metre increase beyond the permitted development threshold is the minimum necessary to achieve a coherent wraparound design. The proposal is therefore modest in character, consistent in its design principles with what would ordinarily be acceptable as permitted development, and the marginal exceedance is solely attributable to the practical requirements of the wraparound configuration. It is respectfully submitted that the proposal reflects the spirit and design intent of the permitted development provisions, and that the minor departure from the side extension width threshold is a justified and proportionate response to the constraints of the corner plot arrangement.

4.0 Access

The proposal does not alter the existing means of vehicular or pedestrian access to the dwelling. The primary access to the property from Greenfield Crescent is retained without change. No new dropped kerbs, hardstanding, or access arrangements are proposed as part of this application.

Access to and within the extended ground floor accommodation will be improved by the enlarged internal footprint, providing better circulation routes and connectivity between the kitchen, utility, and living areas at ground floor level. The extension includes level access

thresholds where relevant, ensuring the additional accommodation is accessible to all occupants.

5.0 Amenity

The proposed wraparound extension has been carefully considered in terms of its impact on the amenity of neighbouring occupiers and the host dwelling.

The key amenity considerations are addressed as follows:

- **Daylight and sunlight:** The side extension is located on the exposed corner flank of the property, with no directly adjoining neighbour to the side. The rear extension is set 3 metres from the existing rear wall and does not project beyond the extent that would ordinarily be acceptable under permitted development provisions. No undue loss of daylight or sunlight is anticipated to any neighbouring property.
- **Overlooking and privacy:** The proposed extension does not introduce any elevated windows or rooflights that would create new or materially increased overlooking of neighbouring gardens or habitable rooms. Window positions will be carefully considered to protect the privacy of adjoining occupiers.
- **Overbearing impact:** The extension is single storey in height and is set back from the front building line of the dwelling. Its scale and massing are proportionate and will not have an overbearing or dominant impact on adjacent properties or the wider streetscene.
- **Noise and disturbance:** The proposed extension is for residential use and will not generate noise or activity beyond that ordinarily associated with a dwellinghouse.

Taken together, it is considered that the proposal will not result in any significant adverse impact on the amenity of neighbouring properties and accords with the amenity policies of Kirklees Council.

6.0 Planning Policy

The following national and local planning policies are considered relevant to this application.

National Planning Policy Framework (NPPF, 2023)

The NPPF requires that planning decisions promote sustainable development, support the delivery of homes that meet the needs of present and future generations, and ensure good design. Paragraph 130 of the NPPF states that planning decisions should ensure developments are visually attractive, make efficient use of land, and are sympathetic to local character. The proposal accords with these objectives.

Kirklees Local Plan (Adopted 27 February 2019)

The following Local Plan policies are of direct relevance:

Policy Ref	Policy Name	Relevance to Proposal
LP1	Presumption in Favour of Sustainable Development	The proposal represents a modest residential extension that is consistent with the principles of sustainable development, supporting housing quality without strategic land use implications.

Policy Ref	Policy Name	Relevance to Proposal
LP2	Settlement Hierarchy	Grange Moor is an established residential settlement. The proposal represents infill development within the built-up area, consistent with the settlement hierarchy.
LP3	General Principles for Development	The extension is designed to respond to its context, using matching materials and a form and scale that respects the existing dwelling and the character of the surrounding area.
LP30	Design	The proposal achieves a high standard of design. The use of materials to match the existing dwelling ensures continuity of character. The massing is subservient to the original building and appropriate to the residential setting.
LP31	Amenity	The proposal does not give rise to unacceptable impacts on neighbouring amenity in terms of overlooking, overshadowing, or overbearing effect. The extension is proportionate in scale.
LP32	Accessibility and Inclusion	The extended accommodation provides improved internal circulation and level access thresholds, supporting inclusive living.

The proposal is considered to be in compliance with all relevant national and local planning policies. The extension is modest in scale, well-designed, and respectful of the existing character of the dwelling and its immediate context.

7.0 Conclusion

This Design and Access Statement has been prepared in support of a full planning application for the erection of a single storey wraparound extension at 67 Greenfield Crescent, Grange Moor, Wakefield, WF4 4WA.

The proposed extension has been carefully designed to meet the functional needs of the household whilst respecting the character of the existing dwelling and the established residential character of the surrounding area. The use of matching red brick and grey roof tiles ensures visual harmony, and the scale and massing of the extension are subservient to the host property.

The rear extension of 3 metres reflects the scale consistent with permitted development provisions. The side extension of 3 metres marginally exceeds the permitted development width threshold by 0.4 metres; however, as has been demonstrated in Section 3.1, this minor exceedance is the minimum necessary to achieve a coherent and functional wraparound design at this corner plot, and is consistent in intent and character with the permitted development framework.

The proposal does not adversely affect the amenity of neighbouring properties, preserves existing access arrangements, and accords with the relevant policies of the Kirklees Local Plan (2019) and the National Planning Policy Framework. This application is respectfully commended to Kirklees Council for favourable consideration.

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May 2026