



# Design and Access Statement

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## **Client**

Mr Mohammed Arif

## **Address**

367 Bradford Road, Huddersfield, HD2 2QN

## **Proposal**

First Floor Extension over Existing Single Storey Extension

## **Local Planning Authority**

Kirklees Metropolitan Council

## **Project Reference**

2541

## **Drawing Reference**

2541/02

## **Date**

June 2025

## **Prepared by**

UHDesign Architectural Services

## 1. Introduction

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This Design and Access Statement has been prepared by UHDesign Architectural Services on behalf of Mr Mohammed Arif in support of a full planning application for the erection of a first floor extension over an existing single storey rear extension at 367 Bradford Road, Huddersfield, HD2 2QN.

The existing single storey extension is substantially complete and was carried out under Permitted Development rights. During the course of works, a practical need arose for dedicated space to house a water cylinder and associated equipment for the combined central heating and domestic hot water system. No suitable space exists within the current dwelling to accommodate these services without significant loss of habitable accommodation.

The proposed first floor extension therefore serves a clear functional purpose: to provide a new bathroom at first floor level, enabling the existing first floor bathroom to be repurposed as a boiler and plant room to house the water cylinder and heating equipment. This arrangement resolves the servicing requirements of the dwelling in a practical and unobtrusive manner.

This statement sets out the existing conditions, the nature of the proposal, access arrangements, amenity considerations, and the relevant planning policy context.

## 2. Existing Conditions

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367 Bradford Road is a two-storey semi-detached residential dwelling located within an established residential area of Huddersfield. The property sits within the urban area of Kirklees and is not located within a conservation area, nor is it a listed building.

The existing dwelling comprises ground floor accommodation including a kitchen, dining room, living room, and hallway. At first floor level the property provides three bedrooms, a bathroom, and ancillary circulation space. A loft level provides further bedrooms and storage areas.

An existing single storey rear extension has been substantially completed under Permitted Development. This extension provides additional ground floor living space. However, the extension created an increased demand on the heating and hot water system, and no space within the dwelling is available to accommodate the necessary water cylinder and associated plant without loss of habitable accommodation.

## 3. Description of Proposal

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The proposal is for the erection of a first floor extension over the existing single storey rear extension. The extension will adopt a lean-to roof form, continuing the established character of the rear elevation and maintaining a subservient relationship to the main dwelling.

The primary driver of the proposal is functional: the first floor extension will provide a new bathroom to serve the household. As a consequence, the existing first floor bathroom will be repurposed as a boiler and plant room, providing the space necessary to house the water cylinder, expansion vessel, and associated pipework for the central heating and domestic hot water system.

The proposed first floor layout, as shown on drawing 2541/02, comprises:

- New bathroom within the proposed first floor extension, accommodating bath, WC, and wash hand basin.
- Existing first floor bathroom repurposed as a boiler room to house the water cylinder and central heating plant.
- Retention of all existing bedroom accommodation at first floor and loft levels.

External materials for the extension will be selected to match or complement the existing dwelling, with render, roofing materials, and window frames chosen to complement the character of the host property and the wider residential context.

## 4. Access

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The proposal does not alter the access arrangements to the property. Existing vehicular access from Bradford Road is retained and pedestrian access to the dwelling is unchanged. No alterations are proposed to the highway, footpath, or any public right of way.

The extension is situated to the rear of the dwelling and does not affect the public realm or the approach to the building. The proposal has no implications for accessibility beyond those already established within the existing dwelling.

## 5. Amenity

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### 5.1 Impact on Neighbouring Properties

The first floor extension is located to the rear of the dwelling. Given its position and lean-to roof form, the extension is not considered to result in any significant harm to the amenity of neighbouring occupiers. The lean-to form limits the overall height of the structure, maintaining a subservient profile in relation to the main dwelling and adjacent properties.

The extension does not introduce new windows or openings on elevations directly facing neighbouring properties. The proposal is therefore not considered to result in any unacceptable loss of privacy or overlooking beyond what would be typical in this residential context.

Given the rear location and limited height of the lean-to form, no significant loss of daylight or sunlight to adjacent properties is anticipated.

### 5.2 Impact on the Occupiers of the Dwelling

The proposal improves the functional standard of the dwelling by providing a dedicated bathroom within the extension and appropriately relocating the heating plant to a separate room. This arrangement ensures the dwelling is adequately served by both sanitary and heating infrastructure without loss of any habitable accommodation.

All existing bedroom accommodation at first floor and loft levels is fully retained. No habitable rooms are lost as a consequence of the proposal.

## 6. Planning Policy

The proposal has been assessed against the relevant provisions of the National Planning Policy Framework (NPPF, 2023) and the Kirklees Local Plan, adopted 27 February 2019.

Policy Reference	Relevance to Proposal
<b>NPPF (2023) – Chapter 2</b>	The proposal makes effective use of the existing dwelling and associated curtilage, supporting sustainable patterns of development within the established urban area.
<b>NPPF (2023) – Chapter 12</b>	The lean-to extension is of a subservient scale and form, respecting the character of the host property and the wider residential area. Materials will be selected to complement the existing dwelling.
<b>Kirklees LP Policy LP1</b>	The proposal is located within the urban area and constitutes a modest residential extension that supports the continued use of the dwelling for residential purposes, in accordance with LP1.
<b>Kirklees LP Policy LP2</b>	The extension has been designed to respect the character of the existing dwelling and the surrounding area. The lean-to roof form and rear location ensure the development is proportionate and appropriate in scale.
<b>Kirklees LP Policy LP3</b>	The proposal does not result in any unacceptable harm to the residential amenity of neighbouring properties in terms of privacy, overlooking, or daylight. The amenity of the occupiers of the dwelling is positively improved through the provision of a dedicated bathroom and appropriate plant accommodation.
<b>Kirklees LP Policy LP30</b>	The extension is a modest alteration to a residential dwelling confined to the rear elevation. It does not result in an unacceptable impact on the character or appearance of the street scene.

Taken together, the proposal accords with the relevant provisions of the NPPF and the Kirklees Local Plan. It represents a functional and proportionate response to a genuine operational need arising from the completion of the permitted development extension.

## 7. Conclusion

This Design and Access Statement has been prepared in support of a planning application for the erection of a first floor extension over the existing single storey rear extension at 367 Bradford Road, Huddersfield, HD2 2QN.

The proposal arises from a practical necessity: the requirement to accommodate a water cylinder and central heating plant following the near-completion of the permitted development extension. The first floor extension provides a new bathroom, enabling the existing first floor bathroom to be repurposed appropriately as a boiler and plant room.

The extension is of a subservient scale and lean-to roof form, situated entirely to the rear of the dwelling. It does not adversely affect the character of the host property, the street scene, or the amenity of neighbouring properties. All bedroom accommodation within the dwelling is retained.

The proposal accords with the relevant provisions of the National Planning Policy Framework and the adopted Kirklees Local Plan. It is commended to Kirklees Metropolitan Council for favourable consideration.