

DESIGN & ACCESS STATEMENT

PROJECT TITLE

Proposed Loft Conversion with Front and Rear Dormers

6 Waverley Street, Slaithwaite, Huddersfield, HD7 5EH

JOB NUMBER

2455

CLIENT

Mrs Moulton

DATE

June 2026

Prepared By:

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1. Introduction

This planning statement has been prepared in support of an application for the proposed loft conversion to the above-mentioned terraced property, including the formation of a rear dormer (considered Permitted Development) and a front dormer, which requires full planning permission.

The application seeks to provide additional habitable accommodation within the existing roof space, forming a functional and efficient use of an existing residential property within a sustainable urban location.

2. Site and Surroundings

The application property is a traditional stone-built terraced dwelling located within Slaithwaite, Huddersfield. The property is characterised by its natural stone elevations and grey slate roof, reflecting the established vernacular style of the surrounding terrace row.

The street scene is generally consistent, with pitched roof forms and limited alterations to principal elevations, although there are examples of modest roof alterations within the wider area, including front and rear dormer loft conversions

3. Proposal Description

The development comprises:

- A **rear dormer extension**, forming part of the loft conversion (considered Permitted Development under Class B, subject to confirmation of compliance).
- A **front dormer extension**, projecting from the principal roof slope to provide additional headroom and usable floor space within the loft.

The dormers are designed to facilitate a practical and usable loft conversion without requiring alteration to the overall roof structure or building footprint.

4. Planning Policy Context

The proposal has been assessed against relevant local and national planning policy, including:

- The National Planning Policy Framework (NPPF), which supports the effective use of land and encourages high-quality design.
- Kirklees Council Local Plan policies relating to design, residential amenity, and character.

- The **Kirklees Residential Design Guide SPD**, which provides guidance on roof extensions and dormer design within residential areas.

The SPD generally encourages dormers that:

- Are subordinate to the main roof form,
- Are well proportioned and appropriately scaled,
- Avoid dominance of the principal elevation,
- Use materials that respect the existing dwelling,
- Minimise visual impact on the street scene.

It also recognises that roof alterations should preserve or enhance the character of the host property and surrounding area.

5. Assessment of the Rear Dormer

The rear dormer is considered to fall within Permitted Development rights (subject to confirmation under the Town and Country Planning (General Permitted Development) Order). It is located on the rear roof slope and is not readily visible from the public realm.

As such, it is considered to have no material impact on the character of the street scene or visual amenity and is acceptable in planning terms.

6. Assessment of the Front Dormer (Planning Application Element)

The front dormer is the only element of the proposal requiring planning permission.

It is acknowledged that the introduction of a front-facing dormer does not strictly accord with the most conservative interpretation of the Kirklees Residential Design Guide SPD, which generally discourages prominent front roof alterations where they may affect the uniformity of terraced streets.

However, the proposed design has been carefully considered to minimise any potential visual impact and includes the following mitigating factors:

- The dormer is **set back from the eaves**, reducing its prominence and helping it sit comfortably within the roof slope.

- It is designed to be **lower than the existing ridge line**, ensuring it remains subordinate to the original roof form.
- The proposed materials **match the existing roof covering**, including grey slate, ensuring visual continuity and integration with the host property.
- The scale and proportion of the dormer are restrained, avoiding a bulky or overly dominant appearance.

Whilst the proposal introduces a degree of deviation from SPD guidance, it is considered that the carefully controlled design ensures the overall impact on the character and appearance of the street scene is **limited and acceptable**.

Within the context of Slaithwaite and the wider area, there are examples of roof alterations and dormers to terraced properties, demonstrating that such interventions are not entirely uncharacteristic.

7. Design and Amenity Considerations

The proposed development makes efficient and sustainable use of an existing residential building, providing additional living accommodation without increasing the building footprint.

The scheme:

- Optimises previously unused roof space,
- Avoids overdevelopment of the site,
- Maintains existing residential amenity levels for neighbouring properties,
- Does not result in overlooking or loss of privacy due to the positioning and orientation of the rear dormer and roof form.

8. Conclusion

The proposed loft conversion represents a proportionate and well-considered residential improvement to a traditional terraced property.

The rear dormer is considered acceptable under Permitted Development rights, and the only element requiring assessment is the front dormer. While this introduces a limited departure from the strictest interpretation of Kirklees SPD guidance, the design has been carefully refined to

minimise visual impact through appropriate set-back, reduced height relative to the ridge, and the use of matching materials.

Overall, the proposal is considered to preserve the character and appearance of the host property and wider street scene, while delivering meaningful functional benefits in accordance with the objectives of the National Planning Policy Framework and local design policy.

Approval is therefore respectfully sought.