

64 Woodhall Drive

WF17 7SW

A single-storey rear extension And A side dormer extension to the roof

Retrospective Planning Application

Design and Access Statement

April 2026



1. Introduction

This Planning Statement supports a retrospective planning application for development at 64 Woodhall Drive, a detached residential property, comprising a single-storey rear extension and a side dormer roof alteration.

The works were originally carried out on the understanding that they would fall within Permitted Development rights. However, it has since been established that the side dormer, due to its visibility from the public realm, requires formal planning permission. This application is therefore submitted to allow the development to be properly assessed and regularised through the planning process.

The statement sets out an assessment of the proposal against relevant national and local planning policies and considers its overall acceptability in planning terms.

2. Site Context

The site comprises a detached dwelling located within an established residential area of Batley. The surrounding area contains a mix of detached and semi-detached properties, many of which have been extended or altered over time, including rear extensions and roof modifications.

As a result, the area exhibits a varied residential character rather than a uniform architectural appearance.

3. Description of Development

Rear Extension

A single-storey rear extension projecting approximately 3.0m from the original rear elevation. The extension is modest in scale and subordinate to the host dwelling.

Side Dormer

A dormer inserted within the side roof slope to provide additional habitable accommodation within the loft. It is set below ridge level and designed to sit within the existing roof form. The dormer is visible from the public realm due to the site's orientation.

4. Design Rationale

The development has been designed to provide practical residential accommodation while respecting the existing scale and form of the host dwelling.

The rear extension is intentionally modest and subordinate, reflecting common residential extensions within the area.

The dormer has been introduced to enable efficient use of loft space. Its form is simple and contained within the roof structure. However, it is acknowledged that the dormer is

visible from the public realm, and this is a material planning consideration in the assessment of the scheme.

Overall, the design seeks to balance functional residential needs with sensitivity to the appearance of the dwelling.

5. Planning Policy Assessment

The proposal has been assessed against the relevant policies of the Kirklees Local Plan (2019–2031).

LP1 – Sustainable Development

The proposal represents sustainable residential development within an existing settlement and makes effective use of an existing dwelling.

LP24 – Design and Character

The extensions are broadly in keeping with the scale and form of the host dwelling. The rear extension is unobtrusive. The dormer is functional and follows a simple design approach, although its visibility from the street is acknowledged.

LP35 – Residential Amenity

The development does not result in any significant overlooking, overshadowing, or loss of amenity to neighbouring properties.

LP48 – Householder Development

The extensions are proportionate in scale and remain subordinate to the host dwelling, representing typical forms of domestic alteration.

6. Design Considerations

- Rear extension remains clearly subordinate to the original dwelling
- Dormer is contained within the roof slope and set below ridge level
- Materials match or complement the existing property
- The dormer introduces some visual change when viewed from the street, but does not unreasonably dominate the dwelling

7. Residential Amenity

The development does not result in any unacceptable impacts on neighbouring occupiers. The detached nature of the property ensures adequate separation distances, preventing overlooking or loss of privacy.

8. Conclusion

Overall, the development provides modest enhancements to an existing detached dwelling without introducing any material harm. The rear extension sits comfortably within the property's scale, and the roof alteration delivers useful additional accommodation, with only limited visual presence from public viewpoints.

The scheme does not adversely affect neighbouring amenity or the wider functioning of the area, which already includes a variety of residential alterations. Any visual change is considered minor and acceptable in planning terms.

On balance, the proposal aligns with the relevant development plan policies and is considered acceptable. Planning permission is therefore respectfully sought.