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Design and Access Statement

123 Caldercliffe Road, Taylor Hill, Huddersfield, HD4 7RH

Two Storey Side Extension, Single Storey Rear Extension and Replacement Garage

Client
Jag Kullar

Address
123 Caldercliffe Road, Taylor Hill, Huddersfield, HD4 7RH

Project
Two Storey Side Extension, Single Storey Rear Extension and Replacement Garage

Project Ref.
2627

Drawing Ref.
2627/01

Local Planning Authority
Kirklees Metropolitan Council

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Status
Planning

1. Introduction

This Design and Access Statement has been prepared by UHDesign Architectural Services in support of a householder planning application submitted to Kirklees Metropolitan Council on behalf of the applicant, Jag Kullar, for works at 123 Caldercliffe Road, Taylor Hill, Huddersfield, HD4 7RH.

The application seeks permission for a two storey side extension and a single storey rear extension to the existing detached dwellinghouse, together with the demolition of the existing detached garage and its replacement, incorporated within the footprint of the new side extension.

This Statement should be read alongside the submitted drawings (Drawing Ref. 2627/01 and associated proposed drawings) and sets out the design principles and concepts applied to the development, addressing the policy requirements of the Kirklees Local Plan (adopted 27 February 2019), the Kirklees House Extensions and Alterations Supplementary Planning Document (adopted 29 June 2021, hereafter 'the SPD'), and the National Planning Policy Framework (NPPF).

2. Site and Existing Conditions

The application site comprises a two storey detached dwellinghouse located at 123 Caldercliffe Road, within the Taylor Hill area of Huddersfield. The property is constructed in natural stone under a pitched, tiled roof, and sits within a generously sized plot set back from the highway. Separation distances to surrounding boundaries are substantial, providing good levels of privacy for both the existing property and its neighbours.

The existing dwelling is arranged over two floors. The property was originally built as a four bedroom house of the type common to this part of Caldercliffe Road; the ground floor room now used as Bedroom 1 was subsequently taken into use as a fifth bedroom, in place of what would otherwise have formed part of the ground floor living accommodation. At ground floor level, the accommodation currently comprises an entrance hall, living room, kitchen, and this ground floor bedroom (Bedroom 1), located alongside the kitchen on the side of the property where the proposed two storey extension is now sited. At first floor level, the dwelling provides four further bedrooms (Bedrooms 2–5) and a family bathroom, giving a total of five bedrooms.

The existing access to the dwelling is taken from Caldercliffe Road via the side elevation, with the front entrance door located to the side of the property. The existing driveway provides parking for four vehicles to the front of the dwelling. A detached single storey garage is located to the side, providing a fifth, covered parking space. The garage is in poor condition and constructed in a different stone to the main dwelling, sitting as a visually incongruous element against the host property and detracting from the coherence of the front elevation as presented to the street scene.

The surrounding area is characterised by detached and semi-detached dwellings set within established residential plots. As demonstrated in the character appraisal in Section 6 below, a number of neighbouring and nearby properties have extended in a manner similar to or more significant than that now proposed, establishing a clear pattern of incremental growth and adaptation within this part of Caldercliffe Road.

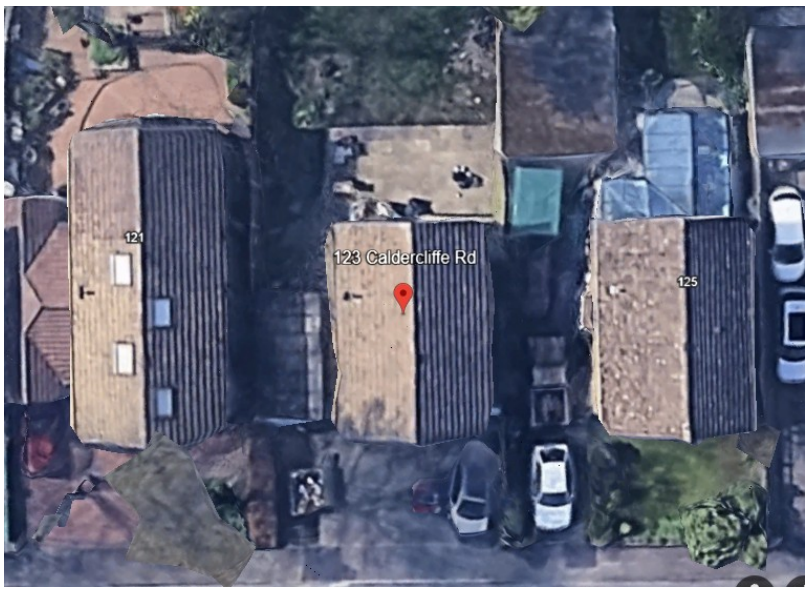


Figure 1: Aerial view of 123 Caldercliffe Road (centre) with 121 to the left and 125 to the right, showing the existing rear projections of neighbouring properties.

3. The Proposal

The proposal comprises a two storey side extension and a single storey rear extension to the existing dwelling, together with the demolition of the existing detached garage and its replacement, incorporated within the ground floor of the new side extension. The proposal also involves an internal reconfiguration of the ground floor layout.

3.1 Two Storey Side Extension

The two storey side extension is positioned to the side of the existing dwelling, on the site of the existing detached garage. At ground floor level the extension accommodates a replacement integral garage, retaining covered parking in the same general location as the existing detached structure, together with an enlarged kitchen. At first floor level the extension provides a new bedroom with en-suite facilities. The reconfiguration also extends one of the existing first floor bedrooms, which similarly gains en-suite facilities as part of the works; the remaining existing bedrooms are retained unaltered.

The extension is designed with a pitched gable roof form. Due to the projection of the extension to the rear — necessary to align with the single storey rear extension and to achieve adequate internal ceiling heights within the rear first floor bedroom — the gable is expressed at the rear elevation rather than presenting as a second front-facing gable. The roof form follows the pitch of the existing dwelling in accordance with SPD paragraph 5.22.

SPD paragraph 5.22 recommends that the ridgeline of a two storey side extension is set below that of the original dwelling. The proposal departs from this recommendation, with the ridgeline of the extension matching that of the original dwelling, and justification is provided as follows, in accordance with the SPD's comply or justify approach.

First, the ridgeline of the extension has been matched to the original dwelling primarily for the more cohesive and visually resolved roof form this creates, avoiding an awkward stepped or broken roofline between the original house and the extension when viewed from Caldercliffe Road. The design also derives a practical construction benefit from retaining the existing ridge

line, in requiring less invasive structural alteration to tie the new roof into the original structure, although this is not itself a matter of planning policy.

Second, the likely visual impact of this approach on the street scene can be judged against the precedent at 115 Caldercliffe Road (Figure 2), where the roof of the two storey garage extension has instead been set down from the ridge of the original dwelling, in line with SPD guidance. Even at that property, the resulting change in ridge height is barely perceptible from street level. This demonstrates that modest variations in ridge height of this nature — whether set down, as at 115, or matched, as proposed at No.123 — have a negligible impact on the character and appearance of the street scene on this part of Caldercliffe Road.

Third, the matched ridge height is also the direct consequence of matching the existing roof pitch, which SPD paragraph 5.22 also requires. Maintaining a consistent pitch across a roof form of comparable span to the original dwelling results in a matching ridge height; lowering the ridge while retaining the same pitch would instead require a demonstrably narrower or awkwardly proportioned roof form, working against the SPD's own preference for a roof design that follows the form of the existing roof.

Fourth, the amenity impact of the extension's massing on neighbouring properties has been separately and fully addressed through the boundary gap justification set out in Section 5 below, and the established pattern of comparable rear extensions at 121 and 125 Caldercliffe Road. The matched ridge height does not, therefore, introduce any additional or unaddressed amenity harm.

The two storey side extension is set 400mm from the side boundary. This is below the 1 metre gap recommended by SPD paragraphs 5.20 and 5.22 for two storey side extensions, and is addressed below in accordance with the SPD's comply or justify approach (SPD paragraphs 1.9–1.11).

The existing detached garage is in poor condition and constructed of a noticeably different stone to the main dwelling, creating a disjointed and incoherent appearance at the front elevation. Its demolition and replacement within the new extension, finished in matching natural stone, will substantially improve the appearance and coherence of the property as presented to Caldercliffe Road, in accordance with SPD paragraph 4.4, which explicitly states that opportunities should be taken to improve the appearance of existing buildings, particularly by the removal or replacement of existing unsightly alterations.

The proposal also introduces a new front entrance door on the front elevation of the side extension. This is entirely consistent with the established character of Caldercliffe Road, where a number of neighbouring properties — including 119 and 121 Caldercliffe Road — have introduced front-facing entrance doors as part of similar garage attachment and extension works over the years.

3.2 Single Storey Rear Extension

The single storey rear extension is positioned to the rear of the existing dwelling and extends the footprint to provide a spacious family living room. The extension is constructed under a pitched roof at single storey height and projects to the rear to create a unified, coherent building line when read alongside the two storey side extension, ensuring the rear elevation presents as a single, well-composed elevation rather than a series of disjointed additions.

The projection of the single storey rear extension has been designed with regard to SPD paragraph 5.6, which permits single storey rear extensions to detached properties to project up to 4 metres from the rear wall of the original dwelling. The extension is designed to respect the scale and form of the host dwelling.

3.3 Replacement Garage and Parking

The existing detached garage is to be demolished. A replacement integral garage is provided within the ground floor of the new two storey side extension, retaining covered car parking provision in the same general location. The replacement garage is finished in matching natural stone and forms a coherent part of the extended dwelling, rather than sitting as a visually separate and incongruous structure as at present.

The property currently benefits from parking for four vehicles on the driveway to the front, in addition to the covered garage space — a total of five off-street parking spaces. This provision is fully maintained by the proposal. The SPD (Key Design Principle 15 and paragraph 4.42) requires a minimum of three off-street parking spaces for dwellings of four or more bedrooms. The proposal provides five spaces, comfortably exceeding this requirement.

3.4 Internal Reconfiguration

The proposal includes a reconfiguration of the ground floor internal layout. As set out in Section 2 above, the property was originally a four bedroom house, with the ground floor room now used as Bedroom 1 subsequently taken into use as a fifth bedroom, leaving the property with proportionately less ground floor living space relative to its bedroom count than is typical for a house of this type. Local Plan Policy LP24 requires proposals to provide a high standard of amenity for future occupiers, with the provision of adequately sized living accommodation recognised as helping to meet this objective. The rear living room element of the proposal therefore addresses a genuine existing shortfall in living space relative to the number of bedrooms at the property, rather than being simply a desirable enlargement. The existing ground floor bedroom (Bedroom 1) is removed and the space is absorbed into and forms part of the new family living room, which together with the single storey rear extension restores and enlarges the living accommodation to a standard more suitably proportioned to the property's five bedrooms. The ground floor is thereby given over entirely to reception and living accommodation: entrance hall, living room, and kitchen, which is located within the ground floor of the two storey side extension.

The bedroom accommodation displaced from the ground floor is relocated to the first floor of the new side extension. The completed dwelling retains a total of five bedrooms, with the overall number unchanged from the existing. The development therefore represents a reconfiguration and enlargement of the existing accommodation, not an increase in the number of bedrooms.

3.5 Scale, Form and Materials

The proposed extensions are designed to respect the scale, form, and character of the host dwelling in accordance with Local Plan Policy LP24 and SPD Key Design Principle 2. The two storey side extension is designed to be visually subordinate to the original house. The single storey rear extension is subordinate in scale, sitting below first floor cill level.

External materials are to match the existing dwelling exactly: natural stone walling and matching roof tiles throughout. This ensures the extensions read as an integrated and coherent part of the original dwelling rather than visually distinct additions. Window and door styles and proportions follow those of the existing house, in accordance with SPD paragraph 4.4 and Key Design Principle 1.

4. Access

Existing vehicular and pedestrian access to the site is taken from Caldercliffe Road via the side elevation. The proposal does not alter vehicular access arrangements. The existing driveway, providing four off-street parking spaces to the front, is retained in full.

The proposal introduces a new pedestrian entrance door to the front elevation of the two storey side extension, facing directly onto Caldercliffe Road. This provides a more legible and welcoming point of entry to the dwelling from the principal street frontage. The introduction of a front-facing entrance door of this nature is consistent with the established character of the street, with a number of neighbouring properties having similarly introduced front doors as part of comparable extension and garage attachment works, as described in Section 6 below.

The replacement garage, provided within the new side extension, retains the covered parking space, ensuring the total off-street parking provision of five vehicles is fully maintained. This comfortably satisfies the requirements of SPD Key Design Principle 15 and paragraph 4.42, which specifies a minimum of three off-street spaces for dwellings of four or more bedrooms.

Internally, the reconfigured ground floor provides level access throughout the principal living accommodation. The proposal does not give rise to any adverse change in accessibility for existing or future occupiers.

5. Amenity

The site benefits from generous separation distances to neighbouring properties and boundaries, and the proposed extensions have been carefully designed to ensure that the amenity of neighbouring occupiers is fully protected in accordance with Local Plan Policy LP24(b) and SPD Key Design Principles 3–6.

In terms of massing, the two storey side extension is set 400mm from the side boundary. SPD paragraphs 5.20 and 5.22 recommend a 1 metre gap to the side boundary for two storey side extensions, explicitly to avoid a terracing effect and to retain rear access to gardens. The proposal departs from this recommended distance, and justification is provided as follows, in accordance with the SPD’s comply or justify approach.

First, as to terracing effect: the boundary itself is a further 1.5 metres from the neighbouring dwelling’s external wall, meaning the total separation between the proposed extension and the neighbouring building is approximately 1.9 metres. This is a substantial physical and visual gap between the two buildings, sufficient to read as a clear break rather than a continuous or terraced form, notwithstanding the reduced boundary gap itself.

Second, as to rear access: the application property is detached, and unobstructed access to the rear garden is retained via the opposite side boundary, which is unaffected by the

proposed extension. The purpose of the SPD guideline — preserving a means of access to the rear garden — is therefore fully satisfied notwithstanding the reduced gap on this side.

The single storey rear extension is limited to ground floor height only, and is therefore significantly subordinate in scale when viewed from adjoining properties and their gardens.

Critically, the rear projections proposed are entirely consistent with those already established on the immediately adjoining properties. 121 Caldercliffe Road, the neighbouring property to the left, has an existing two storey rear extension which projects to the same depth as that now proposed. 125 Caldercliffe Road, to the right, has an existing single storey rear extension with the same rearward projection. The proposed extensions at No.123 therefore sit within an established pattern of rear extensions on this immediate section of the street, and do not introduce any materially greater impact on outlook, light, or massing than that already accepted on the neighbouring properties on either side.

In respect of overshadowing and loss of light, the SPD (Key Design Principle 5 and paragraphs 4.16–4.18) applies the 45-degree guideline as a starting point for assessment. Given the generous plot depth and the substantial 32 metre separation distance between the rear of No.123 and the rear boundary, the proposed extensions do not materially affect the 45-degree line from neighbouring habitable room windows. No unacceptable overshadowing of neighbouring habitable rooms or private gardens will result.

In terms of privacy and overlooking, the proposed extensions have been designed to minimise conflict with neighbouring properties. The SPD (paragraph 4.10) recommends a minimum separation of 21 metres between facing windows of habitable rooms. The rear garden at No.123 extends to a depth of approximately 32 metres to the rear boundary alone, meaning that any facing habitable room windows within neighbouring properties beyond that boundary would in practice be separated from the proposed extension by a distance well in excess of the 21 metre guideline. Window positions within the proposed extensions have also been considered to avoid harmful overlooking of neighbouring gardens or habitable rooms, in accordance with SPD Key Design Principles 3 and 4.

The proposal will provide a high standard of amenity for the occupiers of the dwelling itself. The reconfigured ground floor creates well-proportioned, naturally lit living accommodation, with the new family living room benefiting from the pitched roof of the single storey rear extension providing generous internal volume and outlook over the rear garden.

6. Character of the Area and Precedent

Caldercliffe Road and the immediately surrounding streets have an established character of incremental residential growth, with a number of properties having extended significantly or attached and extended over previously detached garages in a manner directly comparable to the current proposal. The following examples demonstrate that the principle of development proposed at No.123 is well established within the local area and accords with the prevailing character of the street scene.

6.1 115 Caldercliffe Road

115 Caldercliffe Road provides the most directly comparable precedent within the immediate street. The previously detached garage at this property has been attached to the main dwelling

and extended upward to two full storeys, with a new front-facing entrance door introduced on the extended element facing the highway. The ridge of the extended roof is set down slightly from that of the original dwelling, and a roof dormer has been added to the extended roof slope to gain usable first floor accommodation. Throughout, the extension and alterations are finished in matching natural stone consistent with the original dwelling, achieving a coherent and attractive front elevation. Planning permission for works of this nature has therefore clearly been accepted in principle by the Local Planning Authority on this property type and within this street.



Figure 2: 115 Caldercliffe Road — two storey garage attachment with front entrance door, matching stone throughout.

6.2 119 Caldercliffe Road

119 Caldercliffe Road similarly demonstrates the attachment of a previously detached garage to the main dwelling, with a single storey side extension housing a double garage. A front-facing entrance door has been introduced on the extension, facing the highway, consistent with the approach proposed at No.123. The extension is finished in matching natural stone throughout, achieving a coherent and unified appearance from the street.



Figure 3: 119 Caldercliffe Road — single storey garage attachment with front entrance door, matching stone.

6.3 121 Caldercliffe Road

121 Caldercliffe Road provides a further direct comparison. The property shows a single storey side extension attaching the previously detached garage to the main dwelling, with a front-

facing entrance door introduced on the extended element facing directly onto Caldercliffe Road. The extension is in matching natural stone throughout. This property also has an existing two storey rear extension which projects to the same rearward depth as that proposed at No.123, demonstrating that the Local Planning Authority has previously accepted this scale of rear extension on this property type within this section of the street.



Figure 4: 121 Caldercliffe Road — single storey garage attachment with front entrance door, and two storey rear extension.

6.4 6 Vickerman Crescent

6 Vickerman Crescent, located around the corner from the application site, provides a further relevant precedent. This property occupies a corner plot, making it particularly visible from two street frontages and therefore more prominent within the wider street scene and highway views than a mid-terrace or non-corner property. Notwithstanding this greater visual prominence, a side extension in matching natural stone has been completed at this property, with a new front-facing entrance door introduced on the extension element. The SPD (paragraph 5.23) specifically recognises that corner plot extensions should be considered as both side and front extensions and should contribute to the local character by facing both street frontages with windows overlooking the street. This precedent demonstrates that the principle of a front-facing entrance door on a side extension, in matching materials, is accepted in practice within this immediate locality even on the most visually prominent plots.



Figure 5: 6 Vickerman Crescent — corner plot side extension with front entrance door, in matching natural stone.

Taken together, these examples from within Caldercliffe Road and the immediately surrounding area demonstrate that the proposal at No.123 is wholly consistent with the established and accepted character of residential development in this locality. The SPD (paragraph 5.9) acknowledges that larger extensions may be acceptable where neighbouring houses have already been extended, which is evidently the case in this location. The proposal accords with SPD Key Design Principle 1, which requires extensions and alterations to be in keeping with the appearance, scale, design, and local character of the area and the street scene.

7. Planning Policy

The application has been assessed against the relevant policies of the Kirklees Local Plan (adopted 27 February 2019), the Kirklees House Extensions and Alterations SPD (adopted 29 June 2021), and the National Planning Policy Framework (NPPF). The key policy considerations and the proposal's response are summarised in the table below.

Policy	Compliance Summary
NPPF	The NPPF supports sustainable development, requires good design that responds to local character, and encourages the efficient use of land. The proposal optimises the use of an existing residential plot, is designed to respect and complement the character of the host dwelling and the surrounding area, and retains generous amenity space for future occupants.
LP1	Presumption in favour of sustainable development. The proposal represents sustainable development, making efficient use of an existing residential plot without the need for new land take.
LP21	Highway Safety. The proposal does not alter the existing point of vehicular access from Caldercliffe Road and raises no highway safety concerns. The existing driveway access arrangement is unchanged.
LP22	Parking Provision. The SPD (Key Design Principle 15, paragraph 4.42) requires a minimum of three off-street parking spaces for dwellings of four or more bedrooms. The proposal retains five off-street spaces (four driveway spaces plus the replacement integral garage), comfortably exceeding this requirement.

Policy	Compliance Summary
LP24 / SPD	Design. Policy LP24 requires extensions to be subservient to the original building and in keeping in terms of scale, materials and details, while minimising impact on neighbouring amenity, and requires a high standard of amenity for future occupiers, including adequately sized accommodation. The SPD provides detailed guidance on achieving this. The proposal responds as follows: the two storey side extension is designed to be visually subordinate to the original house; the roof form follows the pitch of the existing dwelling (SPD para 5.22); materials match the existing dwelling exactly (SPD Key Design Principle 2); the 45-degree overshadowing test is satisfied given the generous 32m rear boundary distance; and the recommended separation distance between habitable room windows (SPD para 4.10) is comfortably exceeded. The ridgeline matches that of the original dwelling, departing from the ridge-lowering guidance in SPD para 5.22; this is justified by the more cohesive roof form achieved, the established precedent at 115 Caldercliffe Road demonstrating that ridge height variations of this nature have negligible visible impact on the street scene, and the fact that a matched ridge follows directly from matching the existing roof pitch (see Section 3.1). The side extension is set 400mm from the boundary, below the 1m recommended by SPD paras 5.20/5.22; this is justified under the SPD's comply or justify approach as the neighbouring building itself sits a further 1.5m beyond the boundary (c.1.9m total separation between buildings), and rear garden access is fully retained via the unaffected opposite boundary. The replacement of the existing incongruous garage with a matching stone-finished integral element takes a specific opportunity to improve the appearance of the property as encouraged by SPD paragraph 4.4.

The proposal is considered to accord with all relevant policies of the Kirklees Local Plan and the requirements of the SPD, and is consistent with the principles of the NPPF. Where the proposal departs from any individual SPD guideline, justification has been provided in accordance with the SPD's comply or justify approach (SPD paragraphs 1.9–1.11).

8. Conclusion

This Design and Access Statement has set out the design rationale and planning justification for a two storey side extension, single storey rear extension, and replacement integral garage at 123 Caldercliffe Road, Taylor Hill, Huddersfield, HD4 7RH.

The proposal has been designed to respect the scale, form, and character of the host dwelling and the wider street scene. External materials match the existing dwelling throughout, and both extensions are designed to be visually subordinate to the host property. The existing incongruous detached garage is removed and replaced with a matching stone-finished integral element, delivering a material improvement to the appearance and coherence of the front elevation.

The proposal retains five off-street parking spaces, exceeding the SPD minimum requirement. Neighbouring amenity is fully protected, with the proposed rear projections consistent with those already accepted on the immediately adjoining properties at 121 and 125 Caldercliffe Road. The introduction of a front-facing entrance door is well established as a character feature within the street. The internal reconfiguration delivers high quality living accommodation without increasing the number of bedrooms.

The proposal accords with Local Plan Policy LP24, the requirements of the Kirklees House Extensions and Alterations SPD (adopted 29 June 2021), and the core principles of the NPPF.