



UHDesign
Architectural Services



07704906935



Umar@UHDesign.co.uk

Design and Access Statement

Project Address

46 Woodhouse Grove, Huddersfield, West Yorkshire, HD2 1AS

Proposal

Erection of single storey rear extension

Client

Mr Saghir

Local Planning Authority

Kirklees Metropolitan Council

Project Reference

2518

Date

July 2026



1.0 Introduction

This Design and Access Statement has been prepared by UHDesign Architectural Services on behalf of the applicant, Mr Saghir, in support of a householder planning application for the erection of a single storey rear extension at 46 Woodhouse Grove, Huddersfield, HD2 1AS. The application is submitted to Kirklees Metropolitan Council and should be read in conjunction with drawing 2518/03 (Existing and Proposed Layout and Elevations).

The purpose of the proposal is to provide a ground floor bedroom and an accessible WC and shower room for an elderly resident of the household, whose developing mobility needs require step-free sleeping and sanitary accommodation at ground floor level. The scheme has been designed from first principles around that need, and represents a substantial reduction in scale against a two storey rear extension approved at the property within the last twelve months.

2.0 Existing Conditions

2.1 Site and Surroundings

The property is a two-storey semi-detached dwelling located at the head of a cul-de-sac in Fartown, Huddersfield, within a well-established residential area approximately one mile north of the town centre. The site extends to approximately 205 square metres. The dwelling is finished in facing brickwork at ground floor level with render above.

The front of the site provides off-street parking on an existing hardstanding. The rear of the site comprises a level, grassed private garden. The site does not lie within a conservation area and the property is not listed.

2.2 Planning History

- 2025/62/92081/W — Erection of two storey rear extension. Approved 4 November 2025.
- 2020/62/93518/W — Erection of two storey side and three storey rear extensions. Approved.
- 2016/62/94305/W — Erection of two storey rear and single storey side extensions. Approved.

The 2025 permission remains a recent and directly relevant consent. It established the acceptability in principle of a 3 metre deep rear extension at the property, at two storey scale, including accommodation designed around the needs of the same elderly resident. That scheme has not been implemented: the resident's needs have developed more quickly than anticipated, and the cost of constructing the consented two storey scheme has proven prohibitive. The applicant has therefore reduced the proposal to a single storey extension so that the essential requirements — a ground floor bedroom and accessible WC — can be delivered.

3.0 Proposal

The proposal is for a single storey rear extension, L-shaped on plan. The main body of the extension projects 3 metres across the rear of the dwelling and accommodates the ground floor bedroom. A narrower wing projects a further 2.2 metres and accommodates an accessible WC and shower room, incorporating a level-access shower, WC and wash basin. The proposed floor plan indicates a wheelchair turning circle within the bedroom, reflecting the accessibility-led design of the accommodation.

A rear projection limited to 3 metres — as would be permitted for a semi-detached dwelling under Class A of the General Permitted Development Order — cannot physically accommodate both the ground floor bedroom and the accessible WC and shower room. The additional 2.2 metre projection is therefore the minimum necessary to meet the resident's needs, and is confined to a narrow wing deliberately positioned on the side of the plot furthest from the shared boundary wall so that it gives rise to no additional massing towards neighbouring occupiers.

The existing kitchen and living room are retained in their current positions and the first floor is unaltered. The extension has a lean-to roof, visually subservient to the main dwelling. The rear elevation contains two windows serving the new accommodation; no doors are proposed to the rear elevation.

3.1 Appearance and Materials

The extension will be constructed in facing brickwork to match the existing ground floor of the dwelling. As the existing property is brick at ground floor with render above, a brick-built single storey extension sits naturally beneath the existing render line and preserves the material composition of the host building. The simple lean-to roof form is characteristic of single storey rear additions in the locality and will not be prominent in the street scene, being located wholly to the rear of the dwelling.

4.0 Access

Vehicular and pedestrian access to the property is taken from Woodhouse Grove and is unaffected by the proposal. Off-street parking on the existing hardstanding to the front of the dwelling is retained in full, and the proposal generates no additional parking demand.

Internally, the proposal significantly improves inclusive access. It provides step-free, ground floor sleeping and sanitary accommodation for an elderly resident, enabling them to continue living within their immediate family environment as their mobility needs develop. This directly reflects the emphasis in national policy on inclusive design and adaptable homes.

5.0 Amenity

The extension is single storey with a lean-to roof and is modest in scale. The main body projects 3 metres, a depth widely accepted for rear extensions to semi-detached dwellings. The deeper element of the plan — the 2.2 metre WC wing — has been deliberately sited on the opposite side of the plot from the shared boundary wall, where it presents no massing towards the adjoining neighbour and causes no loss of light. The nearest dwelling to that side is detached and approximately 5.5 metres from the proposed wing, a separation more than sufficient to safeguard outlook and daylight at single storey scale.

The two proposed rear windows face the application property's own garden and give rise to no overlooking beyond that inherent in the existing rear elevation. A generous area of private garden is retained to the rear and side of the dwelling, commensurate with the needs of a family home.

6.0 Planning Policies

The development plan for the area is the Kirklees Local Plan (adopted February 2019). The proposal has been assessed against the relevant policies of the Local Plan, the Kirklees House Extensions and Alterations Supplementary Planning Document, and the National Planning Policy Framework.

Policy / Guidance	Key Requirement	Response
Kirklees Local Plan (2019) Policy LP1 — Achieving sustainable development	Proposals that accord with the development plan should be approved without delay.	The proposal accords with the relevant policies of the Local Plan and constitutes sustainable development of a modest, domestic scale.
Kirklees Local Plan (2019) Policy LP2 — Place shaping	Development should contribute towards well-designed places, responding to local character.	The extension is subordinate, sited to the rear, and uses facing brickwork matching the host dwelling, preserving the character of the property and the street scene.
Kirklees Local Plan (2019) Policy LP24 — Design	Good design that respects the form, scale, layout and materials of the host building and its surroundings, and safeguards residential amenity.	The single storey lean-to form is visually subservient to the two-storey host dwelling. The deeper element is deliberately positioned away from the shared boundary to avoid any massing or loss of light to neighbours.
Kirklees House Extensions and Alterations SPD	Rear extensions should be subordinate, avoid overbearing impact, overshadowing and loss of privacy to neighbouring dwellings.	The main body of the extension projects 3 metres. The additional 2.2 metre projection is confined to a narrow wing set on the side of the plot furthest from the shared boundary, with the nearest (detached) neighbouring dwelling approximately 5.5 metres away.
National Planning Policy Framework — Chapter 12 (Achieving well-designed places)	Development should be visually attractive, sympathetic to local character, and create inclusive places.	The proposal delivers inclusive, accessible ground floor accommodation for an elderly resident using materials and a form sympathetic to the host dwelling.

7.0 Conclusion

The proposal delivers essential, accessibility-led accommodation for an elderly resident: a ground floor bedroom and an accessible WC and shower room, designed around step-free living and indicated wheelchair manoeuvring space.

The principle of extending the property to the rear has already been established by the recent permission 2025/62/92081/W, approved on 4 November 2025 for a two storey rear extension. The present scheme is materially smaller in every respect — single storey rather than two storey, with a lean-to roof and matching brickwork — and its only departure from a conventional 3 metre rear projection is a narrow 2.2 metre WC wing positioned where it has no effect on neighbouring amenity. The additional depth is the minimum necessary to accommodate the accessible WC that a 3 metre projection cannot provide.

The proposal is subordinate to the host dwelling, sympathetic in materials and form, preserves the character of the street scene, and safeguards the amenity of neighbouring occupiers. It accords with Policies LP1, LP2 and LP24 of the Kirklees Local Plan, the guidance of the House Extensions and

Alterations SPD, and the National Planning Policy Framework. On this basis, the application is respectfully commended to the Local Planning Authority.