

Planning, Design/Access and Heritage Statement

20A Thornhill Road, Huddersfield, HD3 3DD

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1. Introduction

The application property lies within the Edgerton Conservation Area but is not a Listed Building.

Planning permission is sought for:

- Construction of a modest front entrance porch;
- A single-storey rear extension;
- Enlargement of the existing rear dormer;
- Widening of the existing driveway to provide additional off-street parking;
- Refurbishment and partial change of use of the existing detached garage to provide a small appointment-only beauty treatment room (Use Class E), together with ancillary domestic gym and garden storage.

The purpose of this statement is to assess the impact of the proposals upon the significance, character and appearance of the Edgerton Conservation Area.

2. The Site and Its Setting

The application site comprises a detached dormer bungalow set within a generous residential plot with a substantial rear garden, detached garage and long private driveway.

The dwelling is positioned within an established residential area characterised by spacious plots, mature trees and detached family homes.

Although the site lies within the Edgerton Conservation Area, the surrounding built environment is varied in both age and appearance. The area contains Victorian and Edwardian stone villas alongside later brick dwellings, dormer bungalows and properties that have been altered and extended over many years.

There is no single architectural style or consistent building form. Instead, the character of the Conservation Area is derived principally from the spacious plots, mature landscaping, generous separation between buildings and the detached residential nature of the development.

Several neighbouring properties have been altered or extended, including substantial rear additions, demonstrating that sympathetic development has taken place over time without undermining the overall character of the Conservation Area.

3. Significance of the Heritage Asset

The application property is not identified as a heritage asset in its own right and is not included on the statutory list of buildings of special architectural or historic interest.

Its contribution to the Conservation Area is therefore primarily through its scale, siting and relationship with surrounding development rather than any exceptional architectural significance.

The wider significance of the Edgerton Conservation Area lies in its attractive residential setting, spacious plots, mature landscaping and varied collection of detached dwellings. These characteristics collectively contribute to the area's special interest.

The proposed development has therefore been designed to preserve these qualities whilst allowing the property to continue to meet modern living requirements.

4. Assessment of the Proposals

The proposals have been carefully designed to preserve the character and appearance of the Conservation Area.

Front Entrance Porch

A modest entrance porch is proposed on the principal elevation.

The porch is clearly subordinate to the existing dwelling and has been designed using proportions and materials that complement the existing property.

It provides a more clearly defined entrance without dominating or altering the overall appearance of the front elevation.

Rear Extension

The proposed single-storey rear extension is located entirely behind the existing dwelling where it has very limited visibility from the public highway.

Although substantial in depth, the extension is comfortably accommodated within the generous plot and retains a significant private rear garden.

Importantly, the proposed rear building line broadly reflects the depth of development already established by neighbouring properties. Consequently, the proposal respects the existing pattern of development and sits comfortably within its surroundings rather than appearing as an isolated or excessive addition.

Being single storey, the extension remains visually subordinate to the existing dwelling and does not adversely affect the character of the Conservation Area.

Rear Dormer

The proposal includes the enlargement of the existing rear dormer.

The dormer remains confined entirely to the rear roof slope and does not alter the principal roofscape visible from Thornhill Road.

Its visual impact upon the Conservation Area is therefore minimal whilst significantly improving the quality and functionality of the first-floor accommodation.

Existing Detached Garage

The detached garage occupies an established position within the residential curtilage and is currently in a poor state of repair.

The proposal seeks to secure the long-term retention of this existing garage building through sympathetic refurbishment and beneficial reuse rather than demolition.

The external appearance of the building will be improved whilst remaining subordinate to the principal dwelling and compatible with the surrounding residential character.

The proposed beauty treatment room will operate on a very small scale as a home-based business without any external signage. It will be operated solely by the occupier of the property and will be open only between 9:00am and 5:00pm, Monday to Friday. All visits will be strictly by appointment only, with a maximum of one client attending at any one time. The property benefits from ample off-street parking, including the proposed widened driveway, ensuring that client vehicles can be accommodated within the site. Consequently, the proposal is not expected to give rise to increased on-street parking, traffic congestion, noise or disturbance and will remain compatible with the quiet residential character of the Conservation Area.

Driveway and Parking

The proposal includes widening the existing driveway to create an additional off-street parking space.

The alterations are modest in scale and are appropriate within the generous frontage of the site.

The spacious character of the plot will remain unchanged and the additional parking reduces pressure on on-street parking whilst having negligible impact upon the appearance of the Conservation Area.

5. Design

The proposed development has been designed to remain subordinate to the existing dwelling and to integrate successfully with its surroundings.

The front porch, rear extension and enlarged rear dormer adopt simple contemporary forms that complement rather than compete with the original building.

External materials will match or closely complement the existing dwelling in terms of colour, texture and appearance.

The majority of the proposed development is confined to the rear of the property where public visibility is limited.

The generous proportions of the site enable the proposed additions to be accommodated without resulting in overdevelopment or harming the spacious character that defines this part of the Conservation Area.

6. Planning Balance

When considered as a whole, the proposals represent a sensitive and proportionate form of development.

The modest front porch improves the principal entrance whilst preserving the character of the existing dwelling.

The rear extension and enlarged rear dormer are largely concealed from public viewpoints and have been designed to respect the established pattern of neighbouring development. Their scale is appropriate to the unusually generous plot and retains substantial areas of private amenity space.

The refurbishment and beneficial reuse of the existing detached garage will improve the appearance and long-term viability of an existing outbuilding without harming the character of the surrounding area.

The widening of the driveway provides improved off-street parking in a manner that remains sympathetic to the existing frontage.

The proposed appointment-only beauty treatment room is intentionally limited in scale and operating hours to ensure that the use remains compatible with the surrounding residential environment and does not result in unacceptable impacts on neighbouring amenity or highway safety.

Overall, the proposals preserve the significance, character and appearance of the Edgerton Conservation Area whilst delivering clear benefits through the improvement and continued sustainable use of the property.

7. Conclusion

The proposed development has been designed with careful regard to the significance of the Edgerton Conservation Area.

The works are sympathetic to the host dwelling, remain proportionate to the generous plot and preserve the spacious residential character that defines this part of the Conservation Area.

The principal alterations are located to the rear of the property where they have very limited public visibility, whilst the modest front porch and widened driveway integrate successfully with the existing dwelling.

The proposals improve the functionality of the property, secure the beneficial reuse of an existing outbuilding and preserve the character and appearance of the Conservation Area.

Accordingly, it is considered that the proposed development accords with the heritage objectives of the National Planning Policy Framework and the relevant heritage policies of the Kirklees Local Plan.

Planning permission is therefore respectfully requested.