PLANNING, DESIGN AND ACCESS STATEMENT

PROPOSED DEMOLITION OF EXISTING OFFICE OUTBUILDING AND CONSERVATORY WITH ERECTION OF A NEW TWO-STOREY SIDE AND REAR EXTENSION

33 HADRIAN'S CLOSE
SALENDINE NOOK
HUDDERSFIELD
HD3 3XZ

Applicant: Jon Rafila

1. INTRODUCTION

This Design and Access Statement has been prepared in support of a new planning application for the demolition of an existing detached office outbuilding and conservatory, with the erection of a new two-storey side and rear extension to the existing dwelling at 33 Hadrian's Close, Salendine Nook, Huddersfield.

The application seeks to provide improved family accommodation through the reconfiguration and extension of the existing dwelling, whilst maintaining the residential character and amenity of the property and the surrounding area.

This proposal should be considered in the context of a planning permission previously granted under an application reference 2016/62/93097/W for the erection of a similar two-storey side and rear extension. That approval established the acceptability of extending the dwelling in this manner and forms an important material consideration in the assessment of the current proposal.

2. SITE DESCRIPTION

The site comprises a detached residential dwelling located at the far end of an established residential cul-de-sac known as Hadrian's Close.

The property occupies a generous residential plot and is surrounded by similar family housing.

The immediate area is characterised by detached and semi-detached dwellings of varying styles and forms, many of which have been altered or extended over time.

The application site will remain in residential use and benefits from established vehicular access and generous off-street parking provisions.

3. RELEVANT PLANNING HISTORY

Planning permission was granted by Kirklees Council on 14 November 2016 under application reference 2016/62/93097/W for:

"Erection of two storey side and rear extensions."

The approval demonstrates that the Local Planning Authority has previously accepted:

• The principle of substantial extensions to the dwelling.
• The impact of a two-storey side extension.
• The impact of a two-storey rear extension.
• The overall increase in scale and massing of the property.
• The relationship with neighbouring dwellings.

The current proposal follows the same development strategy previously accepted by the Council and therefore benefits from a strong planning precedent on the site.

4. PROPOSED DEVELOPMENT

The proposal comprises:

• Demolition of the existing office outbuilding and a conservatory.
• Construction of a two-storey side and rear extension.
• Internal remodelling of the ground floor accommodation.
• Provision of enlarged family living accommodation including kitchen, breakfast area, family room, dining room, utility and office accommodation.
• Provision of four bedrooms together with dressing room, ensuite and improved bathroom facilities at first floor level.

The proposal remains entirely residential in nature and does not involve any change of use.

5. DESIGN PRINCIPLES

The design approach has been informed by the approved 2016 scheme together with the existing architectural character of the dwelling.

The extension has been designed to appear as a natural continuation of the host property through:

• Complementary roof forms.
• Matching eaves and ridge relationships where appropriate.
• Consistent window proportions.
• Use of materials to match the existing dwelling.

The resulting development integrates successfully with the original dwelling and avoids any over-dominant or an incongruous appearance.

6. SCALE, MASSING AND APPEARANCE

The proposed extension occupies a similar position and performs a similar function to the previously approved development.

The overall scale remains proportionate to the generous size of the plot and host dwelling.

Importantly, Kirklees Council has already accepted the principle of two-storey side and rear extensions on this site through the 2016 approval. The current proposal therefore represents an evolution of an already approved form of development rather than the introduction of a wholly new planning concept.

External materials will be selected to closely match the existing dwelling in accordance with the approach previously required by the Local Planning Authority.

7. IMPACT ON STREETSCENE AND CHARACTER

The development has been carefully designed to respect the established residential character of Hadrian's Close.

The extension will be viewed in the context of an existing built-up residential environment where a range of dwelling sizes and extensions already exist.

Given the previous approval of a similar scheme, it is evident that the Local Planning Authority has already concluded that development of this nature would not result in unacceptable harm to local character or visual amenity.

The proposal therefore accords with the design objectives of both local and national planning policy.

8. RESIDENTIAL AMENITY

The proposal has been designed with careful regard to neighbouring residential amenity.

The previous 2016 approval demonstrates that the Council considered a comparable scale of development as acceptable in terms of privacy, outlook and overshadowing.

The current proposal maintains appropriate separation distances and has been designed to avoid unacceptable overlooking or loss of privacy.

The development is therefore considered compliant with established residential amenity standards.

9. ACCESS

Existing vehicular and pedestrian access arrangements will remain unchanged.

The proposal does not generate any material increase in traffic movements and sufficient parking and manoeuvring space remains available within the site.

10. SUSTAINABILITY

The proposal represents sustainable development through:

• Continued use of an established residential site.
• Efficient use of existing infrastructure.
• Improvement of the housing stock.
• Opportunity for enhanced thermal performance through modern construction techniques and upgraded building fabric.

The proposal accords with the core sustainability objectives of the National Planning Policy Framework.

11. PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The proposal accords with the design and amenity objectives contained within the Kirklees Development Plan.

The development also accords with Chapter 12 of the National Planning Policy Framework, which seeks to achieve well-designed places and supports development that is visually attractive, sympathetic to local character and maintains a high standard of amenity.

Consideration should be given to the existence of approved planning permission 2016/62/93097/W, which established the acceptability of a comparable two-storey side and rear extension on the site.

12. CONCLUSION

The scheme represents a logical and sympathetic extension of the property, providing enhanced family accommodation whilst respecting the character of the dwelling and surrounding residential area.

A highly significant material consideration is the planning permission granted under application reference 2016/62/93097/W for the erection of two-storey side and rear extensions. The current proposal follows the same established development principles and therefore benefits from a clear planning precedent on the site.

The proposal is considered to comply with local and national planning policy and does not result in any unacceptable impacts in respect of design, residential amenity, highway safety or visual character.

Planning permission is therefore respectfully requested.