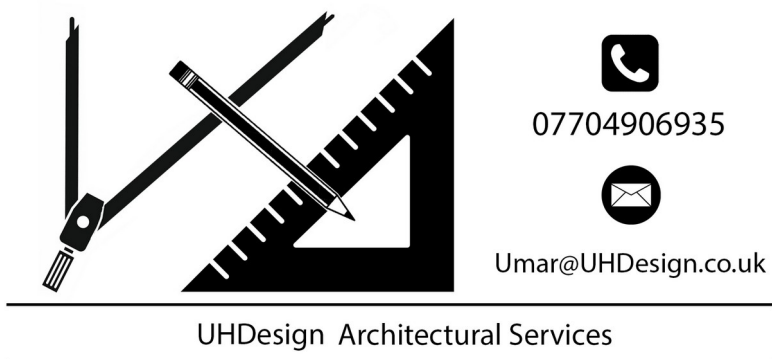




Design and Access Statement

Single Storey Rear Extension

ADDRESS

58 Springdale Avenue, Huddersfield, HD1 3NE

PROJECT REFERENCE

2636

LOCAL PLANNING AUTHORITY

Kirklees Metropolitan Council

DATE

August 2026

PREPARED BY

UHDesign Architectural Services

1. Introduction

This Design and Access Statement (DAS) has been prepared by UHDesign Architectural Services in support of a householder planning application submitted to Kirklees Metropolitan Council for a single storey rear extension at 58 Springdale Avenue, Huddersfield, HD1 3NE.

The proposal also includes minor internal works at basement level, comprising a new corridor formed beneath the footprint of the extension to provide access to the existing basement via a new staircase. No enlargement of the basement is proposed as part of this application; its existing footprint and floor area remain wholly unchanged.

This Statement should be read alongside the submitted application drawings (ref. 2636/01 Existing Layout and Elevations, and 2636/02 Proposed Layout and Elevations) and sets out the design principles and access arrangements that have informed the proposal, together with an assessment against relevant national and local planning policy.

2. Existing Conditions

The application property is a two-storey mid-terrace dwelling fronting Springdale Avenue, constructed in natural stone/brick beneath a pitched slate roof, typical of the surrounding residential streetscene. The dwelling is attached to neighbouring properties on both the north-west and south-east elevations, each of which has previously been extended, as noted on the submitted elevation drawings.

Internally, the property comprises a basement level, currently accessed via an internal staircase located beneath the existing staircase serving the first floor, a ground floor providing a kitchen and living room, and a first floor providing two bedrooms.

Both neighbouring properties have previously been extended to the rear: No. 60 has a rear extension beneath a pitched roof, and No. 56 has a rear extension beneath a flat roof, both of which are larger in scale than the extension now proposed.

To the rear, the property benefits from an enclosed, block-paved yard bound by close-boarded timber fencing to one side and a single storey outbuilding/extension belonging to the neighbouring property to the other. The rear garden area beyond is informal and predominantly laid to soft landscaping. The site does not fall within a Conservation Area and the dwelling is not listed.

3. Proposal

The application seeks planning permission for a single storey rear extension to provide enlarged and improved kitchen and living accommodation at ground floor level, replacing and extending beyond the existing rear building line as shown on drawing 2636/02.

At basement level, the only associated work is the formation of a corridor beneath the new extension, connecting to and providing access to the existing basement via a new internal staircase. This is an internal alteration only: the basement is not being extended, enlarged, or increased in floor area, and its external footprint remains entirely as existing.

The first floor and roof of the dwelling are unaffected by the proposal and are shown as existing on the submitted drawings. The extension has been designed to respect the scale,

proportions, and materials of the host dwelling and the wider streetscene, using matching or complementary materials to the existing property.

The rear garden retains sufficient space to provide off-street parking should this be required, and a significant proportion of the rear garden is retained as private amenity space following the extension. This outcome is consistent with a number of other properties in the immediate area which have been extended to a similar degree, and reflects the established pattern of development along Springdale Avenue.

4. Access

The proposal does not alter the existing means of vehicular or pedestrian access to the site. Access to the dwelling from Springdale Avenue remains as existing. The new basement corridor and staircase are internal works only and do not affect external access arrangements or create any new points of access to the site.

5. Amenity

Given the single storey nature of the proposed extension, its impact on the amenity of neighbouring occupiers has been carefully considered. The extension has been designed with regard to the Kirklees 45-degree code, which is used to assess the impact of extensions on the daylight and outlook of neighbouring habitable room windows. Both neighbouring properties at No. 60 and No. 56 already benefit from rear extensions that are larger in scale than that now proposed, and as such the proposal does not result in any impact on the 45-degree code beyond that already established by the existing pattern of development.

No new first floor or upper level openings are proposed, and the proposal will not result in any increased overlooking of neighbouring gardens or windows beyond the existing situation. As set out above, a significant proportion of the rear garden is retained as private amenity space, and provision remains for off-street parking should this be required. The proposal is considered to preserve a satisfactory standard of amenity for both the host dwelling and neighbouring occupiers, in accordance with adopted policy.

6. Planning Policy Assessment

The proposal has been assessed against the following policies of the Kirklees Local Plan (adopted February 2019) and the National Planning Policy Framework (NPPF):

Policy	Relevance to Proposal
NPPF	The National Planning Policy Framework promotes good design and requires development to be sympathetic to local character while not preventing appropriate innovation or change. The proposal is considered to accord with the design and amenity objectives of the Framework.
LP1	Requires development to contribute to sustainable development objectives. The proposal makes efficient use of an existing residential curtilage without the need for greenfield land.
LP2	Place shaping — the proposal respects the character and appearance of the host dwelling and surrounding streetscene through its scale, form, and choice of materials.
LP24	Design — the extension is subordinate to the host dwelling, uses complementary materials, and does not harm the character or appearance of the property or wider area.
LP52	Environmental quality — the single storey scale and design of the extension

Policy	Relevance to Proposal
	safeguard the amenity of neighbouring occupiers in terms of light, outlook, and privacy.

7. Conclusion

This Design and Access Statement demonstrates that the proposed single storey rear extension, together with the associated internal basement corridor providing access to the existing (unextended) basement, has been carefully designed to respect the character of the host dwelling and the amenity of neighbouring occupiers. The proposal accords with the relevant policies of the Kirklees Local Plan and the National Planning Policy Framework.