UHDesign Architectural Services

Planning & Design Consultancy

DESIGN AND ACCESS STATEMENT

Single Storey Rear Extension

CLIENT
Mr Abdul Rehman

SITE ADDRESS
2 Quarmby Croft, Huddersfield, HD3 4YD

LOCAL PLANNING AUTHORITY
Kirklees Metropolitan Council

DRAWING REFERENCE
2634/02 (Proposed Layout and Elevations)

DOCUMENT STATUS
For Planning Submission

PREPARED BY
UHDesign Architectural Services

1. Introduction

This Design and Access Statement has been prepared by UHDesign Architectural Services on behalf of Mr Abdul Rehman in support of a planning application for a single storey rear extension at 2 Quarmby Croft, Huddersfield, HD3 4YD.

The Statement should be read alongside the accompanying drawing 2634/02 (Proposed Layout and Elevations), Site Location Plan, and Site Plan. It sets out the design principles applied to the proposal, explains how the development responds to its site and surroundings, and demonstrates that the extension represents a proportionate and sympathetic addition to the existing dwelling.

2. Planning History

The application site benefits from a relevant planning history which forms an important part of the context for this proposal:

- 2014/62/93838/W – Erection of a two storey side extension. This extension was approved and has since been constructed, and now forms part of the host dwelling.
- 2015/62/90821/W – Erection of a single storey rear extension, built off the rear of the previously approved two storey side extension. This extension was also approved and constructed.

This established planning history is material to the current proposal, which seeks to extend further to the rear from the existing single storey rear extension approved under 2015/62/90821/W, rather than from the original dwelling. The principle of built form in this location has therefore already been accepted by the Local Planning Authority on two separate occasions.

3. Existing Site and Context

2 Quarmby Croft is a two storey detached dwelling providing four bedrooms at first floor, with living room, reception room, kitchen, WC and utility accommodation at ground floor. The dwelling includes a two storey side extension and single storey rear extension constructed pursuant to the planning history set out above. The property occupies a plot within an established residential area characterised by similar detached dwellings on comparable plot sizes.

The application site adjoins No. 4 Quarmby Croft, from which it is separated by an existing boundary fence. There is a notable change in ground level between the two gardens, with the garden at No. 4 sitting at a higher level than that of the application property. This existing level difference is a material factor in the amenity assessment set out later in this Statement.

4. Proposed Development

The proposal comprises a single storey rear extension providing additional living accommodation, principally for use as a garden/summer room, as shown on drawing 2634/02. Importantly, the extension extends rearward from the existing single storey rear extension previously approved under 2015/62/90821/W, which itself sits off the approved two storey side extension. The proposal therefore does not extend from, or alter, the original rear wall of the dwelling, and continues an established built form and building line already accepted by the Council.

- External walls to be finished in brick to match the existing dwelling, ensuring the extension reads as a natural continuation of the host property rather than an incongruous addition.
- A flat roof form has been deliberately adopted in place of a pitched roof to keep the overall height of the extension as low as practicable, reducing massing and limiting any impact on neighbouring amenity, particularly to No. 4.
- A large bifold door opening is proposed to the rear elevation, opening the new garden/summer room directly onto the garden and providing good levels of natural daylight without increasing the building's height or bulk.
- The extension has been carefully set back from both the rear boundary and the side boundary with No. 4, ensuring the garden retains a significant and usable amount of amenity space around the new building.

The extension remains subordinate in scale to the host dwelling and is not visible from the principal (front) elevation, preserving the existing street scene.

5. Access

The proposal does not alter existing vehicular or pedestrian access arrangements to the site. No changes are proposed to the driveway, parking provision, or the principal means of access to the dwelling.

Internal access between the existing dwelling and the new rear extension will be level and unobstructed, providing an inclusive layout consistent with the existing accommodation.

6. Amenity

The single storey, flat-roofed form of the extension has been specifically chosen to limit its height and massing, minimising any potential impact on the amenity of neighbouring occupiers.

The extension has been positioned and set back to ensure that a significant and usable area of garden amenity space is retained around the new building, both to the rear and along the boundary with No. 4. The garden/summer room use, with its large bifold opening onto the retained garden, is designed to integrate with rather than diminish the outdoor amenity space enjoyed by the occupiers of No. 2.

In assessing impact on No. 4 Quarmby Croft, the 45-degree code has been considered as a guide to the potential effect of the proposal on the outlook and daylight enjoyed by neighbouring habitable room windows. Given the single storey, flat roof form of the extension and its set-back position from the shared boundary, the massing presented toward No. 4 is limited. Furthermore, the existing boundary fence between the two properties, combined with the raised level of the garden at No. 4 relative to the application site, means the proposed extension will not be visible at garden level or from habitable room windows within No. 4. On this basis, there will be no material loss of light, outlook or privacy to the occupiers of No. 4, and the proposal is considered to accord with the objectives that the 45-degree code seeks to protect.

No other neighbouring property is considered to be materially affected by the proposal, given its single storey scale and rear siting.

7. Planning Policy Context

The statutory development plan comprises the Kirklees Local Plan, adopted 27 February 2019, alongside the National Planning Policy Framework (NPPF). The table below summarises the key policies relevant to this application and how the proposal accords with them.

Policy	Requirement	Compliance
Kirklees LP24 (Design)	New development should be well designed, respect the character and appearance of its surroundings, and avoid unacceptable harm to neighbouring residential amenity.	The extension uses matching brick and a reduced-height flat roof to minimise scale and visual impact, and is sited to avoid harm to the amenity of No. 4.
Kirklees LP1 / LP2	Development should be sustainable and appropriate to its context, contributing positively to the character of the area.	The proposal is a modest, subordinate rear extension that preserves the character of the host dwelling and surrounding street scene, and continues a building line already established by approvals 2014/62/93838/W and 2015/62/90821/W.
NPPF (Chapter 12 – Achieving well-designed places)	Good design is a key aspect of sustainable development; development should be sympathetic to local character and avoid unacceptable impacts on neighbouring living conditions.	The proposal's form, scale and materials are sympathetic to the existing dwelling, and the design has been specifically developed to protect neighbouring amenity.

8. Conclusion

The proposed single storey rear extension at 2 Quarmby Croft has been carefully designed to complement the existing dwelling and to minimise any impact on neighbouring occupiers. The extension continues the building line already established by the approved and built two storey side extension (2014/62/93838/W) and single storey rear extension (2015/62/90821/W), extending rearward from that existing built form rather than from the original dwelling. Matching brick finishes ensure visual consistency with the host property, while the flat roof form keeps the height of the extension as low as practicable, reducing massing and limiting overshadowing or overbearing impact.

The extension has been set back from the boundaries to ensure the garden retains a significant amount of usable amenity space, with the new garden/summer room and its bifold opening designed to enhance rather than diminish the outdoor space enjoyed by the occupiers. The separation maintained from the shared boundary with No. 4, together with the existing boundary fence and the naturally higher garden level at No. 4, ensures that the extension will have no material effect on the amenity of that property. Access arrangements to the site remain unaffected.

For the reasons set out in this Statement, the proposal is considered to represent a well-designed and proportionate addition to the dwelling, in accordance with Kirklees Local Plan

policies LP1, LP2 and LP24, and the design objectives of the NPPF. This Statement is submitted in support of the application for the Local Planning Authority's consideration.