



DESIGN AND ACCESS STATEMENT

Two Storey Rear Extension

SITE ADDRESS

20 Cranwood Drive, Huddersfield, HD5 9YH

CLIENT

Mr Fizan-Ghafoor Khan Shaheen

LOCAL PLANNING AUTHORITY

Kirklees Metropolitan Council

APPLICATION TYPE

Full Planning Permission (Householder)

DRAWING REFERENCES

2536/01 (Existing) – 2536/02 (Proposed)

PROJECT REF.

2536

DATE

August 2026

1.0 Introduction

This Design and Access Statement has been prepared by UHDesign Architectural Services on behalf of Mr Fizan-Ghafoor Khan Shaheen in support of a full planning application submitted to Kirklees Metropolitan Council. The application seeks planning permission for a two storey rear extension at 20 Cranwood Drive, Huddersfield, HD5 9YH, comprising a ground floor extension to provide an en-suite bathroom to the existing ground floor bedroom, and a first floor rear dormer extension to enlarge an existing bedroom that is currently undersized.

The proposal responds directly to a functional and accessibility need within the household. Both the ground floor bedroom and the first floor bedroom currently fall below the minimum floor areas set out in the Nationally Described Space Standard (NDSS), and the ground floor bedroom requires an adjoining en-suite to support the accessible needs of its occupant. This statement should be read alongside the existing and proposed drawings prepared by this office (drawing refs. 2536/01 and 2536/02).

This statement addresses the design principles and concepts applied to the proposed development, explains how the proposal takes account of the site's context, and demonstrates how the scheme accords with the development plan and the National Planning Policy Framework (NPPF, August 2026), including the manner in which issues of access have been dealt with.

2.0 Site and Existing Conditions

The application property is a two storey dormer dwelling occupying an elevated corner plot on Cranwood Drive, Huddersfield. The dwelling has been constructed with living accommodation contained within the roof space at first floor level, served by a dormer window structure to the rear (north east) elevation. This dormer form is a feature shared with the neighbouring dwelling, which has an identical dormer to its own rear elevation, confirming that the built form is well established and characteristic of this pair of properties within the streetscene.

At ground floor level the property benefits from a part-hexagonal bay/sun room addition to the south west (side) elevation, finished with a hipped glazed roof, and stone plinth walling matching the host dwelling. The host property is finished in natural stone to the ground floor with vertical timber cladding to the first floor and dormer, under a pitched, tiled roof.

Internally, the ground floor bedroom (Bedroom 1) currently measures approximately 7m² and does not benefit from an en-suite facility. At first floor level, Bedroom 4, contained within the dormer roof space, currently measures approximately 5m². Neither room meets the 7.5m² minimum floor area (with a minimum width of 2.15m) set out for a single bedroom under the Nationally Described Space Standard, and both are consequently constrained in their day-to-day usability.

The site falls within the administrative area of Kirklees Metropolitan Council and is not designated as being within a Conservation Area, and the dwelling is not listed.

3.0 The Proposal

Ground Floor

At ground floor level, it is proposed to erect a small, flat roofed extension to the side/rear of the existing ground floor bedroom (Bedroom 1) to accommodate a dedicated en-suite bathroom. This addition directly supports the accessible needs of the occupant of this room by providing private sanitary facilities immediately adjoining the bedroom, removing the need to travel to a shared bathroom elsewhere in the dwelling. The extension increases Bedroom 1 to approximately 13.6m², comfortably in excess of the 7.5m²

single bedroom benchmark and providing a genuinely usable, accessible room for its occupant. The flat roof form has been selected specifically to minimise the height and massing of the addition and, in turn, its impact on the adjoining neighbouring property.

First Floor

At first floor level, it is proposed to extend the existing rear dormer to enlarge Bedroom 4, increasing its floor area from approximately 5m² to approximately 11m². This brings the room comfortably in excess of the 7.5m² single bedroom benchmark, and close to the 11.5m² threshold associated with a double bedroom. The extent of the enlargement has been deliberately calibrated by reference to the Council's 45° guideline; a larger dormer would have been architecturally achievable and preferable in terms of internal amenity, but has not been pursued in order to safeguard the outlook and light enjoyed by the neighbouring habitable room window. The extended dormer follows the established form, proportions and materials of the existing dormer structure, which, as noted above, directly mirrors the dormer already built to the neighbouring property. The proposal therefore continues an established and locally legible built form rather than introducing an unfamiliar addition to the roofscape.

Materials to both elements of the extension are proposed to match those of the existing dwelling, comprising matching stone, cladding and roof coverings as appropriate, to ensure the extension reads as a natural continuation of the host property rather than a visually discordant addition.

4.0 Access

The proposed extension does not alter the existing means of vehicular or pedestrian access to the site, and the existing parking provision serving the dwelling is retained in full. Internally, the ground floor en-suite has been positioned to provide direct, level access from the existing ground floor bedroom, supporting the accessible needs of the occupant and improving the day-to-day inclusivity of the dwelling in line with the principles of inclusive design.

5.0 Amenity

Impact of the Ground Floor Extension

The Council's House Extensions and Alterations SPD advises that the impact of extensions on neighbouring habitable room windows should, as a starting point, be assessed against the 45° guideline, whereby a line is drawn from the midpoint of the nearest neighbouring habitable room window across the proposed extension. The ground floor extension the subject of this application is modest in scale, is set behind an existing 1.8m close boarded boundary fence, and has been designed with a flat roof to keep its height to a minimum. On this basis, the proposal is not considered to breach the 45° guideline and will have a negligible impact on light or outlook to the neighbouring habitable room window.

Impact of the First Floor Dormer Extension

The enlarged first floor window within the extended dormer has been positioned and sized to accord with the Council's 45° guidance under Key Design Principle 4 of the House Extensions and Alterations SPD, and does not introduce any additional overlooking, overshadowing or overbearing impact beyond that already accepted in the existing (and neighbouring) dormer form. As set out above, the dormer's extent has been restricted specifically to remain within this guideline, in preference to maximising the internal floor area of Bedroom 4.

General Amenity

Neither element of the proposal results in a loss of garden amenity space, nor does either element project forward of the principal elevation of the dwelling. The scale of both additions is subordinate to the host

dwelling, and the proposal is considered to preserve a reasonable standard of amenity for both the occupants of the application dwelling and the adjoining neighbouring property, in accordance with Key Design Principles 3, 4 and 6 of the House Extensions and Alterations SPD.

6.0 Relevant Planning Policy

The application has been assessed against the following policy framework:

- National Planning Policy Framework (NPPF), published 17 August 2026 – in particular Chapter 14 (Achieving Well-Designed Places), Policy DP3, which sets out the key national decision-making principles for well-designed places, requiring proposals to respond positively to their context and to deliver safe, healthy, inclusive and accessible environments. Policy DP3(2) provides that development which is not well designed should be refused.
- Kirklees Local Plan (adopted 27 February 2019) Policy LP2 – General Development Principles.
- Kirklees Local Plan Policy LP24 – Design, which requires extensions to be subservient to and in keeping with the original dwelling, and to minimise impact on the residential amenity of existing and future occupiers.
- Kirklees Local Plan Policy LP35 – Amenity, relating to the protection of residential amenity for existing and neighbouring occupiers.
- Kirklees House Extensions and Alterations Supplementary Planning Document, in particular Key Design Principles 3, 4 and 6 concerning habitable room windows, the 45° guideline, and the prevention of overbearing impact.
- The Nationally Described Space Standard (2015) – while formulated primarily for new dwellings, the NDSS is a nationally recognised benchmark for the healthy, safe and functional size of habitable rooms, consistent with the objectives of NPPF Policy DP3, and is used here as a material consideration to demonstrate the clear functional justification for the enlargement of both bedrooms.
- The Equality Act 2010, in respect of the reasonable provision made for the accessible needs of the occupant through the ground floor en-suite addition.

The above Local Plan policies are not considered to be materially inconsistent with the design and amenity principles set out in the August 2026 NPPF, and are consequently to be afforded full weight in the determination of this application in accordance with Annex A of the Framework. The proposal has been designed with full regard to this policy framework and is considered to represent a well-designed, proportionate and policy-compliant response to a clearly evidenced functional and accessibility need within the household.

7.0 Conclusion

This Design and Access Statement demonstrates that the proposed two storey rear extension at 20 Cranwood Drive has been carefully designed to address a genuine functional shortfall in the existing accommodation, bringing both the ground floor and first floor bedrooms up to a usable standard while providing an accessible en-suite facility to support the occupant's needs. The proposal follows the established form of the existing and neighbouring dormer roofscape, is modest in scale, and has been demonstrated to accord with the relevant provisions of the Kirklees Local Plan, the House Extensions and Alterations SPD, and the National Planning Policy Framework (August 2026).