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DESIGN AND ACCESS STATEMENT

Garage Conversion to Form an Accessible Ground Floor WC

CLIENT
Muhammad Fazel Hussain

SITE ADDRESS
51 Spring Hall Gardens, Huddersfield, HD1 4HA

PROPOSAL
Garage Conversion to Form an Accessible Ground Floor WC

LOCAL PLANNING AUTHORITY
Kirklees Metropolitan Council

DRAWING REFERENCE
2640/01

DATE
September 2026

1. Introduction

This Design and Access Statement has been prepared by UHDesign Architectural Services on behalf of Muhammad Fazel Hussain in support of a householder planning application submitted to Kirklees Metropolitan Council for a garage conversion at 51 Spring Hall Gardens, Huddersfield, HD1 4HA.

The application seeks planning permission for the conversion of the existing integral garage/store at ground floor level to form an accessible WC. The proposal is required to provide a ground floor sanitary facility for the elderly resident of the property, improving day-to-day accessibility within the home.

This statement should be read alongside drawing 2640/01 (Existing and Proposed Layout and Elevations), the Location Plan and Site Plan, which accompany this application.

2. Existing Conditions

51 Spring Hall Gardens is a two-storey dwelling situated within an established residential area of Huddersfield. The property comprises, at ground floor level, a living room, kitchen/dining room, hallway, and an integral garage/store; and at first floor level, three bedrooms and a bathroom.

The existing integral garage/store is accessed from within the dwelling and currently provides storage space only. There is presently no WC facility at ground floor level, meaning the resident must use the stairs to reach the bathroom on the first floor.

The site sits within an established street scene of similar two-storey dwellings, and the general form, scale and character of the host property are typical of the surrounding area.

3. The Proposal

The proposal is for the internal conversion of the existing integral garage/store to form an accessible ground floor WC, comprising a WC and wash hand basin. The works are contained wholly within the existing footprint and roofline of the dwelling; no extension to the building is proposed.

As the works are internal in nature, the external appearance, massing and elevational treatment of the dwelling remain materially unaltered, and the proposal has no effect on the established character of the street scene.

Full construction details, including sanitary layout and any associated internal partitioning, will be developed and agreed separately through the Building Regulations application, in accordance with Approved Document M (Access to and use of buildings).

4. Access

The proposed WC is located at ground floor level and is accessed directly from the existing hallway, removing the need for the resident to negotiate stairs to reach WC facilities. This directly addresses the accessibility needs of the elderly occupant and supports their ability to remain living independently and safely within the home.

The principal means of access to the dwelling is unaffected by the proposal. Internal layout and sanitary fittings will be designed with regard to the guidance in Approved Document M to ensure the space is suitable for the intended use.

5. Amenity

As the proposal is contained within the existing building footprint and involves no increase in scale, height or massing, there is no material impact on the amenity of neighbouring occupiers in terms of overlooking, overshadowing or loss of light.

The conversion does not result in the loss of off-street parking beyond what already exists in practical use, and there is no change to the amenity space serving the property.

6. Relevant Planning Policy

The application has been considered against the National Planning Policy Framework (August 2026) and the adopted Kirklees Local Plan (February 2019), together with relevant Supplementary Planning Guidance, as summarised below.

Policy	Relevance to Proposal
NPPF (Aug 2026) — Chapter 14, Policy DP3	Sets out the key principles for well-designed places, including the creation of places that are safe, inclusive and accessible for all ages and abilities. The proposal directly supports inclusive, accessible design by providing ground floor WC facilities suited to the needs of an elderly resident.
Kirklees Local Plan — Policy LP1	Presumption in favour of sustainable development. The proposal represents a modest, sustainable improvement to the existing housing stock with no adverse impacts.
Kirklees Local Plan — Policy LP24 (Design)	Requires alterations to existing dwellings to be in keeping with the host property and to maintain a high standard of amenity for existing and neighbouring occupiers. As an internal conversion within the existing footprint, the proposal accords with this policy.
Kirklees House Extensions and Alterations SPD (2021)	Provides detailed design guidance for alterations to residential properties. The proposal is consistent with the SPD's principles as it does not alter the external form or character of the dwelling.
Equality Act 2010	A material consideration supporting proposals that improve accessibility and daily living conditions for residents with mobility needs.

7. Conclusion

This Design and Access Statement has set out the case for the conversion of the existing integral garage/store at 51 Spring Hall Gardens to form an accessible ground floor WC. The proposal is modest in scale, is contained wholly within the existing building footprint, and gives rise to no material impact on the character of the dwelling, the street scene, or the amenity of neighbouring occupiers.

The proposal responds directly to an identified accessibility need, allowing the elderly resident of the property to access WC facilities at ground floor level without the need to negotiate stairs, and is consistent with national and local policy support for inclusive and accessible design.

For the reasons set out above, this application is commended to Kirklees Metropolitan Council for consideration.