

Project: 2 new dwellings at: -
Alexandra Road West,
Paddock,
Huddersfield

Date: 11th September 2026

Pages: 2

Ref: 26-065/ D&A Statement

Introduction

This design and access statement has been prepared in support of a planning application for the erection of two detached dwellings with garages, regrading of land and erection of retaining walls to form access and turning area from Lower Gate.

The Existing Site:

The site is a vacant plot of 1024sqm situated to the southern end of Alexandra Road West. The plot slopes steeply down from the north towards a retaining wall adjacent to Lower Gate to the south. The site is bounded to the east by existing terraced properties accessed from Lowergate and to the northwest by a modern office building.

Relevant Planning History:

Planning approval was granted on the 14th November 2023 under application reference 2023/62/91261/W for the erection of two detached dwellings with garages, regrading of land and erection of retaining walls to form access and turning area from Lower Gate.

This approval is due to expire on the 14th November 2026 and this new application is for the same proposal.

The Proposal

This planning application relates to the erection of two detached dwellings with garages, regrading of land and erection of retaining walls to form access and turning area from Lower Gate.

1) Amount

The proposal would involve the construction of 2 detached houses. Plot 1 provides 3-bedroom accommodation over 2.5 storeys with a gross internal area of 117sqm. Plot 2 provides 4-bedroom accommodation over 2.5 storeys with a gross internal area of 210sqm. To the west of Plot is a car port and driveway extending from Lower Gate to the South. Private garden space to Plot 1 is situated above the car port and is accessed from first floor level. Private garden space to Plot 2 is situated to the east and is again accessed from first floor level. Further garden space is provided to the front of both plots.

2) Appearance

House types are traditional in appearance and have been designed to sympathise with the local vernacular style.

The proposed external materials will be as follows:

Walls	Regular coursed reproduction stone facing with art stone detailing
Roof	Concrete interlocking tile pitched roof covering
Doors	Composite main entrance doorset

PRIVACY AND CONFIDENTIALITY NOTICE

The information contained in this memo is intended for the named recipients only and may contain privileged and/or confidential information. If you have received this memo in error, please notify us immediately by telephoning the number above. We request that you do not copy, retain or distribute or take any action other than to inform us of the error, please then destroy the message. We thank you for your co-operation.

Windows Double glazed aluminium framed window units
Proprietary double glazed aluminium framed roof windows

Rainwater UPVC gutters & downpipes
Goods

3) Means of Access

Vehicular access to the site is via Lower Gate to the South. A new opening is to be formed in the existing retaining wall giving access to a driveway and car port with adequate area for 4 no. parking spaces and turning. The existing retaining wall to the southern boundary is to be reduced in height in order to provide visibility splays of 2.4 x 43m.

Pedestrian access to each plot is provided from the car port/ driveway and from Lower Gate via new gated openings in the boundary wall.

4) Landscaping

Private landscaped areas to the front and side each housing will be provided.

5) Layout

The 2 house plots, car port and private gardens are to be set out in a linear pattern in an East-West configuration, set back from Lower Gate to the South by approximately 5m.

6) Scale

Careful consideration has been given to the overall scale of the development and individual plots. The overall ridge/ eaves height of the proposed houses will be lower than the existing housing to the East of the site ensuring that the proposal sits comfortably within the existing street scene.