

DESIGN STATEMENT

FOR

Parabh Preet Kaur Gill

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65 Springwood Hall Gardens, Huddersfield, HD1 4HA

ISSUED FOR PLANNING APPROVAL:

2nd October 2026

TREND ARCHITECTURE

Ref: TR-A26-0402

Planning / design statement

1. Introduction

This Design and Access Statement has been prepared by TREND ARCHITECTURE LTD in support of a planning application for alterations to the existing roof and the construction of a dormer at 65 Springwood Hall Gardens, Huddersfield, HD1 4HA. The property is situated within an established residential area, surrounded by dwellings of similar character. The site is not located within a designated conservation area.

2. Background and Description of Works

The applicant initially commenced construction of a dormer to the side (left) elevation on the understanding that the proposed works would fall within permitted development rights.

However, during construction, it became apparent that an increase in the existing roof height was necessary to achieve adequate internal headroom and comply with the relevant Building Regulations requirements. As a result, the roof was raised and the dormer constructed above the original roofline. The works were subsequently progressed to achieve a weathertight structure and protect the property from exposure to the elements.

The applicant now seeks retrospective planning permission for the roof alterations and dormer as constructed. The submitted drawings illustrate the original roof configuration prior to commencement of the works, together with the completed alterations, allowing a clear comparison of the proposed changes.

3. Design and Scale

The alterations have been designed to maximise the practical use of the roof space whilst maintaining the overall appearance and character of the existing dwelling.

The roof alterations comprise the following:

- An increase in the external roof level of approximately 375mm, equivalent to approximately five brick courses.
- An increase in the roof pitch from 25.56° to 31.67°.
- A resulting overall increase in ridge height of approximately 707mm above the original ridge level.

These alterations provide an internal height of approximately 2,595mm, allowing sufficient space for structural beams, insulation and internal finishes whilst maintaining a minimum finished headroom of approximately 2,200mm.

The increase in roof height is considered modest in relation to the overall scale of the property and is necessary to provide a practical and functional habitable roof space. Although the dormer extends

above the original roofline, the resulting appearance is considered proportionate to the existing dwelling and does not fundamentally alter its residential character.

4. Materials and Appearance

The materials used in the construction of the raised roof and dormer have been selected to match or closely complement those of the existing dwelling. This approach ensures that the alterations remain visually consistent with the original building and sympathetic to the surrounding residential environment.

The modest increase in roof height, together with the use of matching external materials, helps minimise the visual impact of the development on the wider streetscape.

5. Residential Amenity and Privacy

The proposed alterations are not considered to result in any significant adverse impact on the residential amenity of neighbouring properties.

The increase in ridge height is relatively modest, and the roof alterations remain proportionate to the scale of the existing dwelling. The dormer windows are currently fitted with clear glazing. However, the applicant is willing to incorporate obscure glazing and, where appropriate, non-opening restrictions should the Local Planning Authority consider these necessary to safeguard neighbouring privacy.

The applicant is also willing to accept an appropriate planning condition in this regard.

6. Planning Considerations

The original intention was to construct a dormer within the scope of permitted development rights. However, the subsequent requirement to raise the existing roof and increase its overall ridge height means that planning permission is now being sought for the completed development.

It is acknowledged that the increase in roof height takes the works outside the relevant permitted development limitations. Nevertheless, the proposed alterations are considered acceptable in planning terms for the following reasons:

- The overall increase in roof height is modest relative to the existing dwelling.
- The alterations provide a functional and practical roof space with adequate internal headroom.
- The design and external materials are consistent with the existing property.
- The development retains the established residential character of the surrounding area.
- Any potential overlooking concerns can be addressed through appropriate obscure glazing and window-opening restrictions.

The development therefore seeks to achieve a reasonable balance between improving the functionality of the existing dwelling and preserving the character and amenity of the surrounding residential area.

7. Conclusion

The application seeks retrospective planning approval for the raising of the existing roof and construction of a side dormer at 65 Springwood Hall Gardens.

Whilst the completed works extend beyond the limitations of permitted development, the increase in roof height is relatively modest and has been undertaken to provide appropriate internal accommodation in accordance with Building Regulations requirements.

The alterations have been constructed using materials sympathetic to the existing dwelling, ensuring that the overall appearance remains consistent with the surrounding residential setting.

It is considered that the development would have a limited visual impact on the host property and surrounding streetscape, particularly when compared with the extent of roof alterations that may otherwise be achievable under permitted development rights.

Furthermore, the applicant is willing to address any reasonable privacy concerns through the introduction of obscure glazing or other appropriate measures.

On this basis, it is respectfully requested that the Local Planning Authority gives favourable consideration to the application and grants retrospective planning permission for the works as constructed.