

DESIGN STATEMENT

FOR

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81 Springwood Hall Gardens, Huddersfield, HD1 4HA

ISSUED FOR PLANNING APPROVAL:

2nd October 2026

TREND ARCHITECTURE

Ref: TR-A26-0403

Planning / design statement

1. Introduction

This Design and Access Statement has been prepared by **TREND ARCHITECTURE LTD** in support of a retrospective planning application for alterations to the existing roof, construction of a dormer and a first-floor extension above the existing garage at 81 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 works comprise alterations to the existing roof structure, including an increase in roof height and pitch, the construction of a dormer and the addition of a first-floor extension above the existing garage.

The roof alterations have been undertaken to provide additional habitable accommodation within the existing roof space, including a bedroom with appropriate internal headroom.

The first-floor extension above the garage provides additional accommodation for use as an office and storage area. The application seeks retrospective planning permission for the works as constructed, with the submitted drawings illustrating the original configuration of the dwelling alongside the completed alterations.

3. Roof Alterations and Dormer

The roof alterations have been designed to improve the functionality of the existing roof space whilst maintaining the overall character and appearance of the dwelling.

The alterations comprise the following:

- An increase in the external roof level of approximately six brick courses.
- An increase in roof pitch from 24.86° to 27.60°.
- A resulting overall increase in ridge height of approximately 684mm above the original ridge level.

These alterations provide sufficient space to accommodate the necessary structural beams, insulation and internal finishes whilst maintaining a minimum finished internal headroom of approximately 2,200mm. The increase in roof height is considered relatively modest in relation to the overall scale of the dwelling and allows the roof space to be used effectively as habitable accommodation.

The dormer has been designed to complement the existing roof structure, with materials and finishes selected to remain consistent with the original dwelling.

Although the roof alterations result in an increase in the overall ridge height, the development remains proportionate to the host property and is not considered to significantly alter its residential character.

4. First-Floor Extension Above Existing Garage

The development also includes the construction of a first-floor extension above the existing garage, providing additional accommodation for an office and storage.

The proposed first-floor level aligns with the existing first floor of the dwelling, ensuring a practical and continuous internal layout.

The extension incorporates a flat roof, providing a minimum internal headroom of approximately 2,375mm.

The use of a flat roof has been carefully considered to minimise the overall height and visual prominence of the extension. This design approach helps maintain a subordinate appearance relative to the main dwelling and reduces the potential for the extension to appear overly dominant or overbearing.

The extension has been constructed using materials which match or complement those of the existing property, ensuring a cohesive appearance.

5. Materials and Appearance

The external materials used for the roof alterations, dormer and first-floor extension have been selected to match or closely complement the existing dwelling.

This approach ensures that the completed works remain visually consistent with the original property and sympathetic to the surrounding residential environment. The modest increase in roof pitch and ridge height, together with the flat-roof design of the first-floor extension, helps reduce the overall visual impact of the development. The alterations are therefore considered to maintain the established character and appearance of the surrounding residential area.

6. Residential Amenity and Privacy

The completed development is not considered to result in any significant adverse impact on the residential amenity of neighbouring properties. The increase in roof height is relatively modest, whilst the first-floor extension has been designed with a flat roof to minimise its height and prominence in relation to neighbouring dwellings.

The dormer windows currently incorporate clear glazing. However, the applicant is willing to introduce obscure glazing and, where appropriate, restrictions on window openings, should these be considered necessary by the Local Planning Authority to safeguard neighbouring privacy. The applicant is also willing to accept an appropriate planning condition in this regard.

Overall, the development is considered to provide additional internal accommodation without resulting in an unacceptable impact on neighbouring privacy or residential amenity.

7. Planning Considerations

The application seeks retrospective planning permission for the completed roof alterations, dormer and first-floor extension above the existing garage. The development should be considered in the context of the scale and character of the existing dwelling and its established residential surroundings. The alterations are considered acceptable in planning terms for the following reasons:

- The increase in roof height and pitch is relatively modest in comparison with the overall scale of the existing dwelling.
- The dormer provides additional habitable accommodation with appropriate internal headroom.
- The first-floor extension makes effective use of the existing garage footprint without increasing the ground-level extent of the building.
- The flat-roof design helps minimise the overall height and visual prominence of the first-floor extension.
- The external materials are consistent with the appearance of the existing dwelling and surrounding properties.
- Any potential overlooking concerns can be addressed through appropriate glazing specifications and window-opening restrictions.

The development therefore represents a proportionate alteration to the existing dwelling, providing additional accommodation whilst seeking to preserve the character and amenity of the surrounding residential environment.

8. Conclusion

The application seeks retrospective planning approval for the raising and alteration of the existing roof, construction of a dormer and addition of a first-floor extension above the existing garage at 81 Springwood Hall Gardens.

The increase in roof height and pitch is relatively modest and provides the necessary internal space to accommodate additional habitable accommodation.

Similarly, the first-floor extension has been designed with a flat roof to minimise its visual prominence and maintain a proportionate relationship with the existing dwelling.

All external materials have been selected to remain sympathetic to the original property, ensuring that the completed development integrates appropriately within the established residential setting. It is considered that the alterations provide a substantial improvement to the internal accommodation of the dwelling whilst having a limited impact on the character and appearance of the surrounding area.

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 development as constructed.