Design & Access Statement

Project: 80 Clough Road, Slaithwaite, Huddersfield, HD7 4JY.

Project No: 258

Date: 29th September 2026.

1.0 Introduction

This statement has been produced to support a householder planning application for a single storey side extension and internal conversion works to form a bedroom with en-suite at 80 Clough Road, Slaithwaite, Huddersfield, HD7 4JY.

2.0 Project Location, the site and existing building / buildings.



Google earth image to show site.

Location

- The site is located to the north of the village of Slaithwaite, accessed via a private drive off Clough Road.
- The applicant owns the land between Clough Road and Meeting House Lane.
- There are 2 access point to the site from Clough Road, on leads to a parking area and garage at the front of the building, the other leads to the rear of the building and through to the adjacent property. The applicant owns the both access points.

The site

The site slopes from Clough Road up to Meeting House Lane and comprises of a mixture of private gardens and open land. Set within the site is the stone constructed 2 storey (plus small cellar) detached dwelling.

There is ample parking on site in front of a detached garage as well as a bin store area.

The site is within the green belt.

Existing building

The existing property is a double fronted detached dwelling constructed from natural stone. It has a stone slate roof, timber sash windows and timber doors.

To rear of the property there is a cold store with vaulted ceilings. This is currently accessed from an external door on the southern elevation, but it appears that historically this had access from the hallway of the house.

There is a timber conservatory to the rear set over part of the cold store.

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3.0 Site History (Planning)

Previous planning applications

There are no visible planning applications relating to the site on Kirklees Council website.

4.0 Proposal

Client brief

The applicant / owner wishes form a new side extension to act as an entrance porch / sun room that links to the southern garden space.

The conversion of the rear cold store is proposed, this will form an additional bedroom with en-suite.

Proposal / Design

The side extension has been designed as an oak framed structure to provide a bright and welcoming space. There are bifold doors that will lead out to the garden area and a personnel door to rear for everyday use.

A new door opening will be installed into the existing dining room, allowing the kitchen layout to be maximized.

Natural stone roof tiles will be installed to match the existing property and natural stone will be used up to ground level.

There is ample space and privacy between the extension and the adjacent property.

The conversion of the rear cold store will have minimal impact on the existing building. It will utilise the existing door / window openings and reinstate an existing opening from the dwelling into the space.

The existing stairs will require modifying to suit the reinstated door, but the stairs are non original and have been installed over the existing stone steps at some point.

Externals / site proposals

A new path will be formed around the extension in natural stone.

5.0 Access

Access to the site will remain as existing, with improved access to the rear converted space. Access to the dwelling will be improved by utilizing the new sunroom extension.

6.0 Conclusion:

The proposed scheme complies with the relevant planning policies.

There is sufficient parking on site for the additional bedroom.

We ask that the site retains its permitted development rights due to the small scale extension proposals.

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