Design Statement

For: - Mr & Mrs Weekes

At: - 247 New Hey Road, Salendine Nook, Huddersfield, HD3 4GH

Description: - Basement Extension and re-build of Garage above.

Application Considerations

The Planning application is for a basement side extension, and rebuild of garage above. Both the extension and the garage are to be built up to the existing garage line approximately 2700mm wide from the existing house gable end.

Existing Design

The current house is Semi-Detached on a sloping site being 3 storey to the rear and 2 to the front elevation on to New Hey Road.
The 3rd storey to the rear has been created by converting the existing undercroft/cellar area.
To the house gable is a garage with a flat roof extending 2700mm wide. The garage to the front is single storey and to the rear an undercroft forms a storage area/garden store.
This existing extension is mainly blockwork and render to the elevations with a flat roof.

Proposed Design

Basement Extension

The current house proposes additional floor living space to the lower ground floor.
An additional bedroom is to be provided to remediated a shared bedroom within the family house.

To the gable a single window will be provided for ventilation- this will be effectively at lower ground floor level and fitted with opaque glazing.
Floor space to the rear at Lower Ground will be utilised as a small Garden Store accessed externally.

Ground Floor Garage

The existing garage which is incapable of housing a modern family car due to its limited size will be replaced by a motorbike store/garage and Utility Room to the rear accessed of the existing house.
The garage is to be rebuilt above to similar dimensions of the existing. This will be the same to 2700mm wide and extended further to the rear.
A pitched roof is proposed rather than a flat roof to the existing. The pitch is proposed at approximately 16-20 degrees subject to height the existing gable window.
The existing house included a limited car parking space within the garage and single space to the concrete drive directly in front.
The proposal includes for an additional space to the front elevation as depicted on the enclosed Site Plan 105/10/2026

Materials

Where possible it is proposed to source proposed materials to match the existing dwellings external envelope including roofing tiles, coursed stone and windows.

Basement and Garage

The gable elevation will be blockwork and render similar to the existing with coursed stone to both the rear and front elevations to match the existing house.
Windows and doors are proposed in white UPVC to match the existing house.
The garage will have a steel door to the front elevation.
The pitched roof to garage will be concrete interlocking tiles with colour to match existing main house.
PV Panels are also proposed to the garage roof to align with the sustainability report.

Ref :- 104/10/2026