Design & Access Statement

Demolition of the existing rear conservatory and single-storey extension, and erection of a new two-storey rear / side extension to the existing dwellinghouse

Site address: Quarry House, 11 Station Road, Skelmanthorpe, Huddersfield, HD8 9AU

Applicant: Luke Marino

Date: 14.11.2026

Rev -

Purpose: Supporting document for Kirklees Council Householder Planning Permission

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1. Introduction and purpose

This Design and Access Statement has been prepared in support of a householder planning application for the proposed demolition of the existing single-storey extension and conservatory, and the construction of a new two-storey extension to the existing dwelling at Quarry House, 11 Station Road, Skelmanthorpe, HD8 9AU.

The purpose of this document is to provide an overview of the site's existing characteristics, explain the proposed development and its design rationale, and demonstrate how the scheme has been considered in relation to the surrounding context, neighbouring properties and relevant planning considerations.

The statement should be read alongside the submitted existing and proposed drawings, which illustrate the existing site, proposed demolition works and the design, scale, layout and appearance of the proposed extension.

2. Existing Site and Surroundings

2.1 Existing Building and Site Context

The property is a link-detached dwelling situated on Station Road, Skelmanthorpe. The original building is a two-storey, stone-built property comprising living accommodation at ground-floor level, with two bedrooms and a bathroom at first-floor level.

The property also incorporates a first floor bathroom and staircase leading to a second-floor study / storage room positioned above the alleyway, which falls within the applicant's ownership.

The property currently includes a single-storey, timber-clad extension and an adjoining conservatory/outbuilding to the rear. Both structures have deteriorated significantly over time and are considered to be in poor structural condition, presenting potential safety concerns and making them unsuitable for continued occupation and use. As such, their demolition is proposed as part of this planning application, to remove the existing structures and allow for the construction of a new, appropriately designed two-storey extension.



Figure 1 External image of the front of the property, showing the single storey timber clad extension and the adjoining conservatory building



Figure 2 Internal image of the single storey timber clad extension



Figure 3 Internal image of the adjoining conservatory building

2.2 Site Topography and Garden

The property benefits from a substantial garden area to the rear and side. The garden slopes upwards away from the existing dwelling, creating a noticeable change in ground levels across the wider site.

It is important to note that the proposed two-storey extension will be positioned entirely on the existing flat section of the site. The development will not extend onto the sloping ground, nor will it require the raising or alteration of existing ground levels to accommodate the proposed extension.

Please refer to Drawing *100-SR Site Topography Plan* for further reference to site levels.

2.3 Access and Parking

On-street parking is currently provided on Station Road, however, a dropped kerb has previously been installed to facilitate access to the property and provide the opportunity for off-street parking.

The proposed development seeks to provide suitable off-street parking for two vehicles, making use of the existing dropped kerb and access point. This approach will utilise the existing highway access infrastructure.

2.4 Drainage

The property currently drains to an existing combined sewer. The known drainage route is identified below.

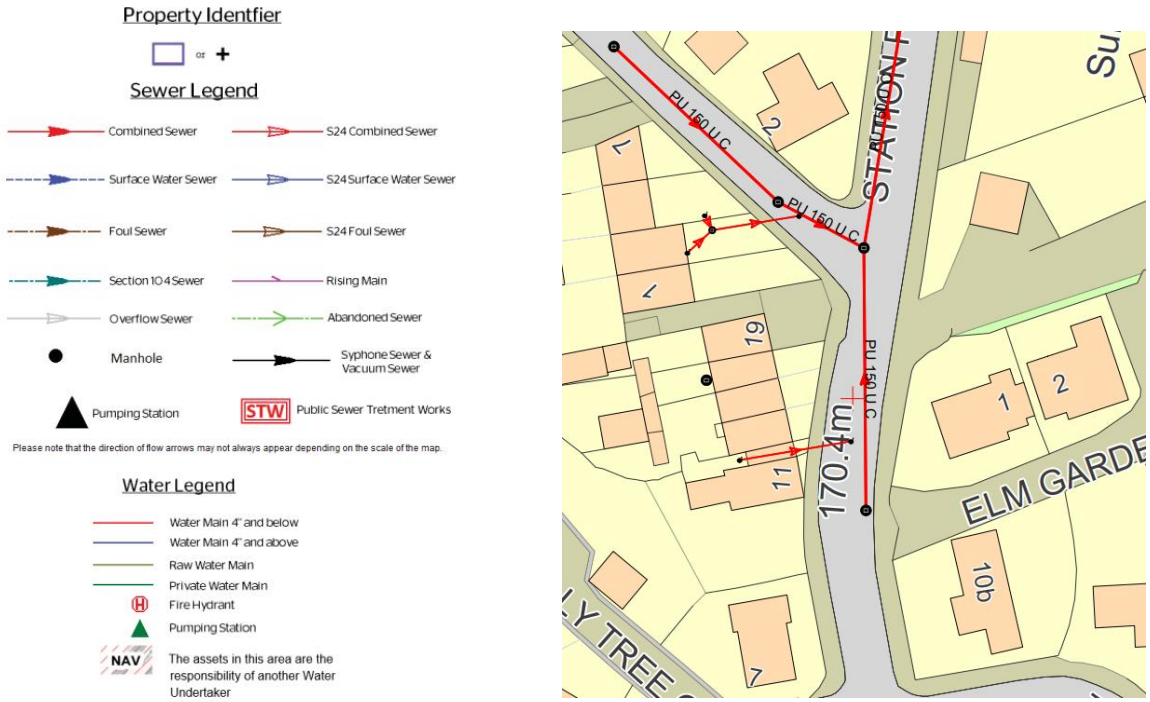


Figure 4 11 Station Road Drainage & Sewer Map

3. Planning history

Planning permission was previously granted under application reference 2023/91878 for the Erection of a Single Storey Extension and Solar Panels AND application reference 2024/90275 for the Erection of a newly constructed Detached Dwelling within the footprint of the existing wider grounds.

Following further consideration of the approved scheme under application reference 2024/90275 and a full review of the actual site dimensions, concerns have arisen regarding the overall layout and efficient use of the available space. In particular, the approved arrangement would result in limited private outdoor amenity space for each dwelling, while the positioning and relationship of the buildings would create a relatively congested and cramped site layout.

The applicant therefore wishes to explore an alternative approach that would retain and extend the existing dwelling to create one larger family home, rather than proceeding with the previously approved separate dwelling.

The intention is to create a more cohesive residential layout that makes better use of the available site area, providing a suitable family home with usable front and rear garden space, together with off-street parking for two vehicles. This approach would seek to balance the scale of the accommodation with the provision of adequate outdoor amenity space, appropriate access and a satisfactory relationship with the surrounding properties.

4. Proposed development and design approach

4.1 Proposed Development

The proposal comprises a new two-storey extension to the existing dwelling, with an approximate external building footprint of 82m². Across both floors, the extension would have an approximate external gross floor area of 164m², providing an overall internal floor area of approximately 136m². The proposed extension would occupy the area previously approved for the construction of a separate dwelling, allowing the applicant to explore an alternative layout that incorporates the additional accommodation into one larger family home.

The proposal also includes the demolition of the existing single-storey extension and conservatory, which have a combined external footprint of approximately 50m² and an internal floor area of approximately 48m². The construction of the new two-storey extension would therefore result in a net additional external footprint of approximately 32m² and a net additional internal floor area of approximately 88m² across both floors. Consequently, the increase in roof plan area compared with the existing structures would also be approximately 32m², while providing a significantly greater amount of internal accommodation through the introduction of a first floor.

The design seeks to integrate the extension with the existing property while making efficient use of the available site. Consideration has been given to the overall footprint, building height, roof form, proportions and architectural appearance to ensure that the proposed development relates appropriately to the original stone-built dwelling and its surroundings.

4.2 Architectural Appearance and Materials

The initial design approach seeks to retain and reinforce the traditional character of the existing property and the surrounding streetscape.

Yorkshire stone is being considered for the front East and side South elevation of the proposed extension, helping to maintain visual continuity with the existing stone-built dwelling and complement the established character of Station Road.

For the rear West elevation and side North elevation, which are expected to be less prominent in views from the public highway, an off-white rendered finish has been proposed. This would provide a simple, contemporary finish while allowing the principal street-facing elevation to remain sympathetic to the existing building.

4.3 Relationship with the Site and Surroundings

The proposed extension will be located on relatively flat ground, across the footprint previously approved for application reference 2023/91878 and application reference 2024/90275. The steeply sloping land is situated further towards the rear of the garden and will not affect the proposed building platform or require the extension to be raised above the main hipped roof ridge of no.11 Station Road.

The design will take account of the property's boundaries and the relationship between the enlarged dwelling and neighbouring properties.

The rear garden is intended to be landscaped into three usable tiers to accommodate the existing change in ground levels and create more practical outdoor amenity space for the enlarged family home.

The overall site layout will also seek to retain usable front and rear garden space and facilitate off-street parking for two vehicles.

5. Access, amenity and site arrangements

The proposal seeks to retain suitable access to the property and provide appropriate parking and external amenity space.

The design considers the effect of the proposed extension on neighbouring properties, including privacy, outlook, daylight and the overall relationship between buildings.