

PLANNING APPLICATION

FOR

ERECTION OF FIVE DETACHED

DWELLINGS

HI PYLON WORKS

SLADES ROAD, BOLSTER MOOR

HUDDERSFIELD HD7 5AL

NORTHERN DESIGN PARTNERSHIP

THE CHAPEL MILLMOOR ROAD

MELTHAM, HOLMFIRTH HD9 5JU

1.0 - PLANNING HISTORY

An application was submitted and approved in 2015 (2015/93066), for ' Outline application for demolition of existing buildings and erection of residential development ' . In 2016 a subsequent application was submitted for ' Erection of 14 dwellings ' (2016/91881). This was refused with the following two reasons;

1. The proposals would have a 'greater impact on the openness of the Green Belt'.
2. Potential overbearing and overshadowing of plots within the site.

2.00 - CURRENT PROPOSALS

2.01 - The proposals that comprise this current application are for 5 quality detached dwellings.

2.02 - The proposals take into account the reasons for refusal, comments of the local inhabitants and Kirklees MC planning officers.

3.00 - LAYOUT AND DESIGN

3.01 - The new site layout is a linear arrangement along the length of the site to compliment the current streetscape. The layout is very similar to that approved for 8, but with the front plots omitted.

3.02 - The streetscape prepared demonstrates that particular care has been taken to respect the neighbouring properties. Indeed with this current application we have increased the standard distances to the neighbouring properties recommended within planning policy.

3.03 - The ridge heights of the proposed houses will match those previously approved in the 2015 application.

3.04 - In terms of design, the proposals demonstrate a traditional approach with contemporary references. The site is presently dominated by expansive industrial buildings, which have been in use for many years. Within a walking distance there are agricultural, ecclesiastical and industrial buildings along with varied residential properties ranging from bungalows to three storey dwellings. It is considered that the proposals, which offer a high quality architectural approach, will enhance the setting and add to the appearance of Slades Road.

3.05 - The proposed houses use a combination of materials, with traditional blue slate roofs and natural stone walls complimented by render and GRP/Aluminium framing and details, which offer a modest industrial look referencing the existing site use.

3.06 - Much consideration has been given to the elevational treatment. The front elevations create interest by staggering the planes, with walls set back to form private balconies taking advantage of the panoramic views and covered areas. This in turn encourages shadow and variations in light on the buildings.

3.07 - Each house front elevation has been subtly varied from its neighbour, to provide individuality whilst maintaining a constant aesthetic and rhythm.

3.08 - To the rear each plot has a single storey projection which is designed with a flat roof to reduce the impact on the neighbour.

4.00 - DESIGN AND HERITAGE

4.01 - Prior to submitting the previous application for 14 dwellings we met with Nigel Hunston , Kirklees MC Head of Conservation and Design on site. The neighbouring property is listed and we valued Mr Hunston's opinion in terms of the contemporary references of the proposed design. Mr Hunston agreed that the design approach was appropriate in terms of the forms, materials and aesthetic influences proposed. Although the current proposals show a significant reduction in boldness (to the 14 dwelling scheme), the overall design approach is based on the discussions held on site and supported by Mr Hunston .

5.00 - HIGHWAYS

5.01 - Each property has a 6.0m x 6.0m (measured internally) double garage. This is supported with at least 2 further parking spaces.

5.02 - There is sufficient turning on each drive for vehicles to leave in forward gear.

5.03 - Each house will have its own independent vehicular access off Slades Road. Gates will be set back to ensure vehicles can enter each property without causing road obstructions.

5.04 - It has to be noted that Kirklees Highways had no objections to the scheme for 14, therefore the reduced scheme for 5 should be supported.

6.00 - PLANNING POLICY ETC

6.01 - The principles of development to residential have been accepted, refer to outline approval.

6.02 - Importantly these proposals are in line with the guidelines set out in the National Planning Policy Framework (NPPF). The proposals constitute appropriate development in the Green belt.

6.03 - The proposals are also in line with the fourth Core Planning Principle Policy Framework which seeks to secure a good standard of amenity for all future occupiers of land and buildings.

7.00 - ENVIRONMENTAL FACTORS

7.01 - The site has little or no ecological value. There is no evidence of bats due to the height above sea level, nature of the works on site etc.

7.02 - The proposals will have a definite positive environmental impact, with green frontages and new planting, which will soften the streetscape.

8.00 - CONCLUSION

8.01 - The proposals offer a significant reduction in massing and scale to those previously submitted.

8.02 - The proposals overcome the reasons for refusal of the previous application (2016/91881).

8.03 - The proposals offer a high quality design solution which is wholly appropriate for this site.

8.04 - We therefore trust that Kirklees MC can support this application.