

PLANNING STATEMENT
Including
DESIGN AND ACCESS STATEMENT

Outline application for residential development on land adjoining
Longwood Road, Huddersfield HD3 4EH.

1.0 INTRODUCTION.

- 1.1 This statement has been prepared as part of an application which seeks planning permission for the above.
- 1.2 Other documents which comprise the application are an application form, an O. S. 1:1250 location plan and a dimensioned site plan.

2.0 THE SITE.

- 2.1 The site is roughly square-shaped situated immediately behind the footpath on the south side of Longwood Road in what is a general residential area.
- 2.2 To the east there is a 3 feet wide right of way which gives access to the rear of the dwelling at 155 Longwood Road.
- 2.3 To the west is a driveway which gives access to a car port and garage which immediately adjoins the dwelling at 173 Longwood Road. A right of way exists at the north-western corner of the site to serve the garage and car port.
- 2.4 Across the western half of the frontage to Longwood Road is a post and rail fence approximately 3 feet high.
- 2.5 The site is largely covered with what are assumed to be self-set trees (sycamore in particular) and bushes including hawthorn.
- 2.6 The land within the site falls away fairly steeply from Longwood Road but flattens out and is more open close to its southern boundary.
- 2.7 The right of access to the rear of 155 Longwood Road is largely undistinguishable from the access within the site boundary which serves its southern end. A dropped crossing serves it across the pavement to Longwood Road.
- 2.8 Finally, the site is something of an eyesore, particularly during the winter months with remains of a former building and walls close to the Longwood Road frontage.

3.0 THE PROPOSALS.

- 3.1 Although all matters are reserved for subsequent approval, permission is sought in principle for residential development.
- 3.2 It is envisaged that the majority of trees and bushes within the site would be removed with one or two houses positioned either, close to Longwood Road with parking/garaging taken immediately from Longwood Road or to the rear along the existing track along the eastern boundary, or, at the lower southern end of the site with parking/garaging alongside and/or integral or at the upper level taken directly from Longwood Road.
- 3.3 In either case sight lines would be improved for emerging vehicles including from the existing car port and garage along the right of access at the site's north-western corner.

4.0 ASSESSMENT.

4.1 The site is in an area without notation in the adopted development plan, the Unitary Development Plan. Policy D2 applies. It also lies within a defined Regeneration Area (para. 1.14 of the Written Statement applies).

4.2 Policy D2 applies to land without notation. It states that planning permission for the development ... of land and buildings without notation ... and not subject to specific policies in the Plan will be granted provided that proposals do not prejudice a number of criteria. Dealing with each in turn:-

- i. There are no proposals in the plan whose implementation will be prejudiced. On the contrary, the proposal constitutes a small element of regeneration of a vacant, untidy and somewhat unattractive site, consistent with the Council's vision statement to improve inter alia the physical environment as set out in paragraph 1.14.
- ii. Over-development will be avoided by ensuring that in particular Council standards of space about buildings and overlooking are respected.
- iii. So far as energy usage is concerned, current minimum standards of efficiency will be achieved.
- iv. Adequate parking and access details including sight lines for the existing garage and car port to current standards will ensure that there is no detriment to highway safety.
- v. There is considered to be sufficient site area such that the amenity of existing residents will not be adversely affected.
- vi. Visual amenity will be respected by the carefully considered layout of the site to both provide an attractive residential development of a design that respects existing buildings but which also, where possible, retains and enhances existing trees and shrubs. The overall effect will be to enhance the site's overall appearance.
- vii. The character of the surroundings will be respected in terms of a use entirely consistent with neighbouring residential properties and in terms of an appropriate design.
- viii. Wildlife interests will be respected by the retention, where appropriate, of existing tree and bush cover and its enhancement by careful new planting.
- ix. There will be no detriment to the operation of existing and planned infrastructure.
- x. It is noted that none of the trees within the site is subject to a Tree preservation Order. Additionally, it is understood that informal advice given by an Officer of the Council was that there would be no objection to the loss of trees in connection with an application for residential development.

5.0 DESIGN AND ACCESS STATEMENT.

- Amount – A maximum of 2 No. dwellings.
- Layout – to be agreed.
- Scale – maximum of 2 storeys in height to Longwood Road frontage.
- Landscaping – hard and soft domestic planting together with retained tree planting.
- Appearance – natural or artificial stone or slate walling and roofing.

- Access – Either direct from Longwood Road or via an improved existing access along the site's eastern boundary.

6.0 CONCLUSION.

- 6.1 It is concluded that a residential development of the site is entirely consistent with adopted policies in the Unitary Development Plan and that approval in principle is appropriate.
- 6.2 In particular the proposal will put to use a neglected site, will add to the existing housing stock and will aid the regeneration of the area.

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