

F. C. S. Consultants

*(Incorporating Freelance Construction Services)
Construction Management Engineering and Planning
E mail :- nickcharlton@FCSConsultants.co.uk*

*31 Summervale
Holmfirth
HD9 7AG*

*Tel 01484 687804
Mob 07880 795323*

Renewal of Expired Consent
For Single Dwelling
At
High Beeches
585 Manchester Rd
Linthwaite

19th Oct 2016

Access and Design Statement

Existing site and adjacent street scene.



Existing Plot and History

The proposed plot forms the disused orchard / side garden of the domestic dwelling known as High Beeches at 585 Manchester Road Linthwaite .

The proposed plot is separated from the main gardens by a detached garage and fencing and at present has a large additional stone built detached treble garage built by the previous owners to house their classic car collection.

The site is accessed by an existing sloping sweeping access drive and established beach hedge trees and shrubs .

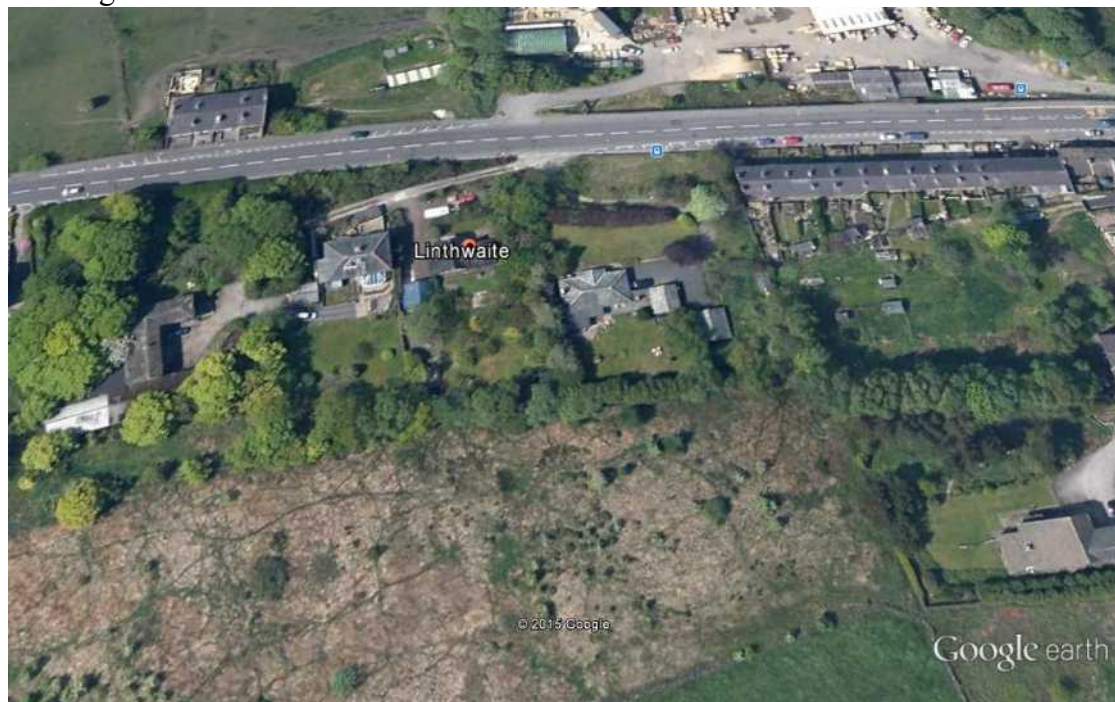
The dwelling and gardens had been left semi derelict for some 10 years on the death of the previous owner who had built the main property in the 1960's .

The bungalow had been let to a number of different tenants but the gardens had been left to become seriously overgrown with this orchard area having been totally neglected.

The applicant bought the bungalow in January 2014 and spent 9 months restoring the inside and bringing the immediate gardens back to their former glory .

This outline planning application is for the renewal of outline permission granted in September 2103 for the demolition of a large detached garage and erection of one detached dwelling.

Existing Plot Ariel View



The Proposals .

Introduction

The proposal is to renew the now expired approval for 1 no detached house with an improved shared access off Manchester Road .

The site is unallocated on the now expired UDP and classed as a single plot within the the new proposed development plan.

Within the previous approved application process consultations took place with the Highways department regarding means of access onto Manchester Rd and the improved access details reflect these discussions.

Also discussions were held with the Planning department regarding suitability and spaceabout dwellings.

Context

The proposed site currently forms part of the neglected garden to High Beeches , a detached dwelling situated in large grounds on the south east side of Manchester Rd.

The house is situated in an elevated position above Manchester Rd and the land between the house and the drive is gradually sloping down to a large retaining wall and then slopes again down to a further wall leading down to the highway pedestrian footpath.

An Area of land directly to the front and rear of the dwelling is to be retained as a substantial garden and the residual land to the North East of the dwelling is to be used as the development site.

The character of the area is mainly residential with properties situated on both sides of the application site . To the North East of the site is a row of terraced houses and to the South West is a detached dwelling.

The proposed house is to be in an elevated position in keeping with the adjacent houses within close proximity to the site .

It is proposed to erect 1 dwelling on a site of 0.0725 hectares which is appropriate for the areas the existing houses immediately surrounding the application site are mainly detached resulting in a similar density.

Layout.

The detached dwelling indicated on the proposed layout drawing HBL / 2015 / 01 Rev C is notional and is presented to give a suggested scale for the proposal. The house type shown would be in natural stone and is positioned to step down and follow the gradient of the land so as not to be over bearing on the existing dwelling

It is suggested / indicated at this stage that the appearance is of a two storey dwelling with a 1 ½ storey extension to be in keeping with the adjacent existing garage and dwelling.

Landscaping .

The main site as existing forms part of the larger gardens to High Beeches and is wholly soft landscaped which is to remain.

Access

Access to the Site

The application site is situated on the A62 Manchester Rd at Linthwaite approx 3 miles outside Huddersfield centre.

Manchester is one of the main routes out of Huddersfield into Lancashire. The site is within the urban zone and the existing site access which is to be improved following Highways consultations . The drive entrance will be widened to 4.5 m with additional road improvements to the existing junction.

The garage floor level will be situated at a lower level to flow from the existing driveway and therefore the house internal floor levels may be sited at a lower level To follow the gradient of the land.

A double garage is proposed with a double drive resulting in 4 cars to be accommodated for the proposed dwelling.

Internal turning can be achieved within the grounds of the site for both the existing and proposed dwelling.

Access within the Building.

Access to the proposed dwelling is generally to ambulant disabled standards. Full disabled standards are not achievable due to the gradient and changes of level of the site .

The internal access and external access arrangements are to be to B Regulation Part M standards.

Bin storage facilities will be adjacent to both existing and proposed garages

It is proposed that the main foul drainage will be connected to the existing main feed connection to High Beeches via a private connection , however rainwater attenuation facilities have been shown within the lower car park area indicated.

Existing Highway frontage



Existing Highway Frontage and Street Scene



Partners :- Nicholas P Charlton
Janet E Charlton