

DESIGN AND ACCESS STATEMENT
PROPOSED DETACHED DWELLING
AT

43 WHITE LEE ROAD
BATLEY
WF17 8AA

27th February 2017

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INTRODUCTION

This design and access statement is produced to support the outline planning application for a detached dwelling on land adjacent at 43 White Lee Road Batley. The purpose of the statement is to provide an assessment of the site, its history and constraints, together with a mitigation statement to determine that planning permission should be granted.

THE SITE

The site is a back development which is now sandwiched between the established residential stock and the new housing development located to the east completed in recent years.

The site is located in a predominantly residential area with varying styles of dwelling apparent with multi-storey terrace properties to the west, detached dwellings to the east and south. The site is considered to be the extended curtilage of No 43 and houses a number of 2 storey pigeon lofts and outbuildings

PLANNING HISTORY

We are not aware of any planning history associated with this land, with the exception of an approval to construct a detached garage and hobby room as indicated on the plans.

PROPOSALS

The application seeks to achieve outline planning permission for the development of 1 two storey detached house and detached garage located on the infill plot, together with private amenity space and off street parking. An area to the north of the site will be retained as the garden /amenity area of number.

The application seeks approval for access and scale at this stage of the proposals with all other matters reserved. At this stage the siting design of the property are suggested to respect the verticality and scale of the surrounding buildings to provide minimum detached accommodation with two off-street car parking spaces.

LANDSCAPE

The existing boundary landscaping will be fully retained with supplementary landscaping of the Northern boundary and entrance to the site should be considered as a reserved matter at this stage.

ACCESS

White Lee Road is a local distributor with the site access coming off at right angles to the road, visibility at the junction is good in both directions in accordance with Highway design guidance. It is considered that provision of off street parking associated with the development and the additional dwelling is not considered to affect the local infrastructure.

The principle access to the site entrance serve 4 properties and it is intended to split the upper neck of the access as shown on the attached drawings to serve the existing and proposed dwellings.

Access for Emergency vehicles is possible from the west of the site and the site is located near to existing commuter links and public transport facilities.

PHASE ONE LAND CONTAMINATION REPORT

The site is located within a predominately residential area and there is no evidence of any past industrial uses within or near to the site. A walk over survey of the site has been carried out and there is no evidence of any contamination on or near to the site.

The walkover survey also extended to the consideration of land stability in this area and no signs of land slip or subsidence were observed which might indicate movement or adverse ground conditions associated with the site, subject to outline planning consent being granted then a thorough geotechnical survey and analysis would be undertaken to discharge appropriate planning conditions so attached.