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PLANNING,
DESIGN
& ACCESS
STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT 80 LONG LANE, HONLEY

PREPARED BY ACUMEN DESIGNERS & ARCHITECTS LTD
Headrow House, Old Leeds Road, Huddersfield HD1 1SG Tel: 01484 546000

acumen
designers & architects

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SECTION 1: INTRODUCTION

1. This statement has been prepared to support a planning application for the erection of a 4 bed detached house, with attached open fronted car port, in the grounds of 80 Long Lane. The proposed development includes improvements to an existing access road off Long Lane.
2. This document provides background information on the matters taken into account in formulating the design and explains parts of the development in relation to the site's surrounding areas.
3. This statement responds to the requirements of the Town and Country Planning (General Development Procedure (Amendment) Order 2006) for applications of this type to be accompanied by a Design and Access Statement.
4. The aims of the statement are to ensure design is integral to the creation of new developments; this further reinforces guidance contained within the National Planning Policy Framework.
5. The content of the design element of the statement demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes
 - Assessment
 - Involvement
 - Evaluation
 - Design
6. The statement will also address the following factors
 - **Use:** What the land and buildings will be used for.
 - **Amount:** How much development can the site accommodate?
 - **Layout:** How the buildings and public and private spaces will be positioned and the relationship between them and buildings and spaces around the site.
 - **Scale:** How big the buildings and spaces will be, specifically their height, width and length.
 - **Appearance:** What the building and spaces will look like, for example building materials and architectural details.
 - **Landscaping:** How open spaces will be treated to enhance and protect the character of the local area
7. The access element of the statement must include two aspects of access to the development:
 - **Vehicular and transport links:** Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.
 - **Inclusive access:** How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

SECTION 2: DESIGN SOLUTION

Context

8. The proposed development is situated in the settlement of Honley, in the grounds of 80 Long Lane, which is a 5 bedroom house that was extended significantly approximately 10 years ago. 80 Long Lane has access off its own driveway and sits between a large detached stone house (84 Long Lane) and a modern art stone detached house (78 Long Lane). The garden borders properties that face onto Broadacres to the north of the site.
9. No 80 Long Lane has a large garden to both the front and rear. The rear garden is well screened from adjacent properties with trees and shrubs lining either side of the garden. To the rear the garden looks out onto agricultural land which is identified as Green Belt in the Kirklees UDP.
10. Planning permission (2013/62/93553) was granted for the erection of a detached bungalow on this site in December 2013, following two previous applications that were refused, (2012/90552 and 201293011). The first application was for a two storey house and the second was for a bungalow.
11. The first application was refused on the grounds that the proposal would not be in keeping with the layout and visual amenity of the immediate surroundings and it would create an incongruous feature unduly detracting from the character of the surrounding development, which was viewed as being contrary to Policies D2, BE1 and BE2 of Kirklees Unitary Development Plan (UDP) as well as guidance in the National Planning Policy Framework (NPPF).
12. The second application was refused on the grounds that the development would fail to integrate with the existing built environment or to reflect the pattern of development in its immediate surroundings. As with the first application it was also thought that it would create an incongruous feature unduly detracting from the character of the surrounding development, which was viewed as being contrary to Policies D2, BE1 and BE2 of Kirklees Unitary Development Plan as well as guidance in the NPPF.
13. The approved planning application revised the orientation of the building and was designed to ensure no habitable rooms overlooked no.80 Long Lane and houses off Broadacres to minimise any loss of privacy to those properties. All habitable rooms were designed to have windows that faced towards the improved access road to the south-east of the property. The approved planning application used the natural topography to reduce the impact of the new property on other houses, in conjunction with the retention of the existing trees to ensure the impact on the privacy of surrounding properties will be minimal.

Design Proposal

14. The proposal seeks to provide a two storey detached house in the grounds of no 80 Long Lane.
15. The scale, orientation and footprint of the building is very similar the proposed bungalow that was previously approved for this site. The design and orientation of the building incorporates the elements outlined above that were incorporated in the approved bungalow to ensure the impact on privacy of the surrounding properties is kept to a minimum. Windows of habitable rooms will only face towards the improved access road to the south-east of the proposed development. The property will be screened from neighbouring properties by existing trees that line the sides of the existing garden. The ridge height of the proposed development will only be 1400mm higher than the previous proposal.
16. The approved bungalow incorporated a 7.5m turning platform, whereas the proposed development includes a garage that is set back behind the line of the building. The garage is designed as an open building without a door and for all intents and purposes is a car port and will allow turning for a 7.5m long fire tender.

Amount

17. The proposed development comprises one two storey detached dwelling.

Layout

18. A site layout plan is provided in the application documentation. The accompanying plans shows the layout of the building, with all habitable rooms having windows facing away from neighbouring properties as discussed above.

Scale

19. The scale of the building is marginally larger than the bungalow that was previously approved for this site. The proposed development is two storey which reflects the surrounding back land properties which are all two storey in height and so the proposal will not be out of character with the surrounding area.

Appearance

20. The proposed development will mimic the 1930's design of no. 80 Long Lane.

Landscaping

21. The proposed development retains a large number of existing trees and, subject to the agreement of the tree officer, the submission of a replacement tree

planting scheme to mitigate any tree loss. Of the 5 trees affected by the development the tree report identifies that 3 trees are recommended for removal. The other two are categorised as C which is the lowest aesthetic grading for trees that do not need removing.

Sustainability

22. The detailed design of the new dwellings seeks to be environmentally sustainable from the outset and the scheme will be constructed to Building Regulation standards ensuring a highly energy efficient scheme.

Designing out Crime

23. The requirements to address the problems of potential crime and personal safety within the scheme will be met through the following:

- Direct routes for pedestrians and cyclists.
- A landscape design for pedestrians that is cognisant of the need for clear views and open spaces providing surveillance.
- Appropriate boundary treatments to the road and pedestrian routes.
- Clear definition and demarcation and legibility between land in the public realm and the private areas. Methods employed range from use of plant material, surfaces, colours, textures, signage, fencing and barriers, gateways and features.

24. Security for the proposal has been considered against the recommendations of 'security by design' regarding plot orientation, design and location of buildings and footpaths to maximise natural surveillance. Entrances are visible, frequent and accessible along the street to promote activity, interaction and natural surveillance.

SECTION 3: ACCESS

25. The application site lies approximately 600m from the centre of Honley village, which provides a good range of shops and services, including local schools. Honley is also well served by public transport with a frequent bus service providing good links with Huddersfield town centre and the Holmfirth.

26. Vehicular and pedestrian access to the proposed development will be taken from an improved access road which opens onto Long Lane, which will also provide a new access road for no.80 Long Lane. The improved access road will be widened to allow 2 cars to pass and includes a new pavement providing improved pedestrian safety.

27. The proposed development provides enough space for emergency services to safely access the site and turn round.

SECTION 4: PLANNING POLICY ASSESSMENT

28. The proposed development accords with UDP Policy D2 as it:-

- avoids overdevelopment. The development provides more than adequate garden to the new house and leaves adequate garden for no.80 Long Lane.
- does not prejudice conservation of energy
- does not impact upon highway safety
- does not affect residential amenity
- minimises the impact on visual amenity
- mimics the design of no.80 Long Lane and is in keeping with the character of the surrounding area with external materials that reflect the current housing stock.
- does not affect the wildlife nor the efficient operation of the existing and planned infrastructure.

29. The proposed development accords with UDP Policy BE2 as it is in keeping with the surrounding development, uses the existing topography to lessen the impact in neighbouring properties and satisfactory access to the existing highway can be achieved.

30. The proposed development accords with the Council's space about building policy as set out in UDP Policy BE12.

SECTION 5: CONCLUSION

31. The proposed development provides an additional dwelling that will contribute toward meeting the Council's need for new housing. As set out above the proposed development adopts the design elements of the previous application that was approved for the site and incorporates them within a two storey dwelling.

32. The proposed development accords with the Kirklees Unitary Development Plan and the National Planning Policy Framework and in accordance with the NPPF should be approved without delay.