

OUTLINE PLANNING APPLICATION
FOR 3NO
DETACHED DWELLINGS

REAR OF 129 MARSH LANE
SHEPLEY
HUDDERSFIELD
HD8 8AS

ON BEHALF OF
K H BUILDERS LTD

DESIGN AND ACCESS STATEMENT
DATED: DECEMBER 2017

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.01. – INTRODUCTION

1.1 – This Design and Access Statement has been prepared on behalf of K H Builders Ltd for a outline application for 3No Detached dwellings

1.2 - An outline application was approved in 1999 (application 99/91477) for 4No detached houses. Subsequently 129 Marsh Lane was built under approval 2002/90734

1.3 - The approval 99/91477 therefore became extant.

1.4 - Outline Approval has been given recently for 2No Detached on land adjacent served form the access Road under approval 2017/90272.

2.0. – BACKGROUND

2.1 - The site is outside the statutory Green Belt as shown on the Kirklees UDP Plan adopted in 1999.

2.2 – Access to the site is via a new driveway off Marsh Lane with refuse vehicle turning which has been approved under previous applications.

3.0 - PROPOSALS

3.1 – The proposal is for a 3No Detached dwellings. Plot .1.facing Marsh Lane with a further two plots served of the new access.

3.2 – The new access has good visibility on to Marsh Lane which is 30mph.

3.3 – All the dwellings have good sized front and back gardens.

3.4 – The properties sit sympathetically on the site respecting the neighbouring houses.

3.6 – The property will be constructed of coursed natural local stone and through colour render with Natural Blue Slate roofs to match surrounding properties.

3.7 – All space around dwelling guidelines are met. The main dimensions are demonstrated on the site plan.

4.00 - ACCESS

4.1 – The site will be served by a surfaced access road with 600mm margins. This access road will be a minimum of 5.5m and will lead to a service turning area.

4.2 – Marsh Lane is on a local Bus route to Shepley and links to Huddersfield and the train station.

4.3 – The site will have sufficient parking. Plot.1. will have a single Garage with parking for 2No cars to the driveway. Plot.2. has a Single Garage with 2No parking spaces to the driveway. Plot.3. has parking for 2No Cars to the driveway.

5.0 – STATEMENT CONCLUSION

5.1 - The dwellings are designed to sit harmoniously within the site, respecting the neighbouring properties and their inhabitants. The proposals are for a high quality build, constructed predominantly from natural local materials, in common with the range of properties along and around Marsh Lane. Only three properties are proposed, therefore the housing density requirements are not relevant. We therefore trust that Kirklees MC can support this application.

The quality of the build proposed will reflect the fact that the dwellings are within an area of high quality homes with good space about dwellings