



Design and access statement in support of planning  
application for 1 New Dwelling

**To the rear of 1 West View,  
Denby Dale, Huddersfield,  
HD8 8RZ**

For

**Mr & Mrs R. Wagstaff**

## **1. Description**

The proposal is for a single detached dwelling to the rear of 1 West View, Denby Dale.

The application is to replace a previously approved application on the site for exactly the same proposals apart from a reduction in the depth of the property by 1500mm, this previous application was noted under application number 2013/62/90185/E

## **2. Use**

The development would result in 1 new residential property

## **3. Amount**

The plans enclosed indicate the floor plans for the proposed dwelling.

## **4. Layout**

As shown on the enclosed plans

## **5. Scale**

A topographical full site survey is enclosed with the application which indicates the height/scale/massing/levels of the proposals in relation to the adjacent properties. There are no changes to the proposed heights as approved previously, however the depth of the building has been reduced by 1500mm to allow for a larger rear garden and a building that sits more conformably within the site.

## **6. Landscape**

A landscape scheme would be prepared (if required) prior to commencement and would incorporate mature hedge to the NW, NE and SE boundaries at approximately 2m in height, these would be Hawthorne, Blackthorn and Box.

## **7. Appearance**

Traditional elevations are as shown on the plans included, with natural stone external; walls and mullions/heads/sills. A high quality construction and design is proposed.

## **8. Access**

The parking, turning and access are unchanged from the previous approval and are therefore considered acceptable. 4 off street parking spaces are proposed with all matters in relation to disabled access being dealt with at building regulation stage.

## **9. Conclusion**

The scheme is as per the previous approval as noted above, apart from the improvement of a red action in depth by 1500mm which allows for a larger rear garden and a building that sits more comfortably within its surroundings. Any other issues have been dealt with at the planning stage previously and been approved, therefore there should be no reason why this scheme should not have the same outcome.