DESIGN AND ACCESS STATEMENT

Location	1 Parkside, Flockton, Huddersfield, WF4 4AD
application	Outline application for the Erection of Detached Dwelling (access only)
client/applicant	Mr Steven Littlewood
job number	18/374
date	May 2018

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Introduction

The application site is situated in the rear garden of no 1, Parkside, Flockton, Huddersfield WF4 4AD.

The property lies within a dense residential area with an adjoining large housing development on adjoining land to the to the West ongoing.

This outline planning application (access only) is being made on behalf of Mr Steven Littlewood.

A previous planning application was withdrawn under the reference 2017/90710 that application was for 2 semi-detached dwellings. This application takes into consideration the comments made at the consultation phase for the previous application.

Context

The host dwelling is a brick built semi-detached house set up from and fronting onto Parkside.

The application site is an overly large garden area with a driveway to the southern boundary to provide access.

The west boundary borders onto a new development of 87 by David Wilson Homes, the proposed layout has been considered when coming up with a proposal for the applicants site.

The existing dwelling's rear elevation looks out onto the application site and care has been taken to consider the amenity of the surrounding dwellings when positioning the proposed dwelling.

The existing terraces to the south of the site served by Barnsley Road have garden access to the rear of their dwellings with considerable amenity space that will not be impacted by the proposal.

It would therefore appear logical and feasible for a further dwelling to be situated on the application site.

Amount

This application is for outline with access only, however an indicative layout showing one dwelling has been submitted to show how the site could be developed.

Layout

The site layout drawing accompanying the application demonstrates how the site could be developed.

To complement the existing configuration of the surrounding dwellings the illustrative house is shown with a frontage facing onto the private drive.

There are no overlooking issues as the dwelling has been positioned over 21m away from the adjacent rear elevations with the remaining principle windows to look towards the western boundary.

The proposed dwelling has been positioned close to its south boundary to ensure limited amenity impact onto the neighbours' garden to the north

The layout takes into consideration the Coal Authorities Coal Shaft position in the adjacent land with a proposed 20m zone of influence indicated on the site plan to demonstrate that this will not impact our proposed plot. However, it is understood that David Wilson homes will be mitigating this existing shaft to avoid any conflict with their proposed layout.

This application encloses a letter to the occupants of No. 1 Parkside from the Coal Authority that explains that the Coal Authority carried out Borehole drilling and ascertained that there was no broken ground or voids.

Scale

The size of the adjacent houses, whether terraced or semi-detached are generally 2 storey.

The land rises towards the north as the dwellings naturally step up in accordance with the road levels.

The proposed dwellings to the west are intended to be a mix of dwelling styles with many having steep roof pitches.

Our illustrative dwelling will complement the adjacent existing dwellings on Parkside, being 2 storey with a similar roof pitch which will be lower and provide little impact due it spanning the width of the dwelling.

If the proposed house is designed and constructed to the principles outlined above, the proposal will be in scale with the immediate locality.

Landscaping

The application site has very little landscaping of any value, the boundaries have hedges to the south bordering the private drive with a stone wall to the west and a fence to the north.

To the rear of No. 1 Parkside is a large lawn which partially forms the proposed plot. The size of the garden is considerable large and overbearing for this type of dwelling.

From the above description it can be seen that the site provides very little in landscaping. The removal of part of the site to accommodate the proposed dwelling and parking will not have a detrimental effect on the overall soft landscaping character.

Similarly; the house, when built on the lawned area will be surrounded by new soft Landscaping (landscaping would be part of a reserved matters application).

Appearance

As mentioned above, the character of the surrounding houses is substantially brick built dwellings set above Barnsley Road with a mixture of gables and hipped roofs covered in slate.

The proposed house will seek to emulate this character by being built in brick with a gabled Roof, although appearance, scale and layout are all reserved matters subject to a further application/approval).

The proposed dwelling will front onto the private drive, having an entrance door situated centrally with a double fronted appearance.

The principle elevations will be the south facing elevation and west facing elevation, providing windows for bedrooms and living spaces on these elevations will ensure that any amenity is not disturbed for the adjacent dwellings on the north and east boundary.

The proposed garage to the side of the proposed dwelling will provide some introduction to the plot, allowing for a step up in roof level from the garage to the new dwelling. This garage increases the distance from No. 1 Parkside

With careful fenestration arrangement combined with the treatment described above, there is ample opportunity to provide a house with an appearance which compliments its surrounding.

ACCESS

Access to the Site

The application site fronts onto a private drive, accessed from Parkside which in turn is accessed from Barnsley Road, one of the main routes between Huddersfield and Barnsley.

Situated quite centrally within Flockton the site is in easy walking distance to all the local facilities and amenities.

The site is situated on a bus route, giving direct access back into Huddersfield town centre, Wakefield and Barnsley.

With the above transport links and facilities in close proximity, the site is situated in a highly sustainable location.

Visibility from the application site onto the private drive is good with the private drive being a dead end there will be few other vehicle movements.

Visibility from the private drive onto Parkside in turn is also good and speeds of other vehicles will be low given the proximity to the Barnsley Road Junction.

The proposals create official off street parking for 1 Parkside. This provides a positive contribution to the locality where off street parking is at a premium.

Access within the Site

The proposal provides parking off the private drive. The private drive allows for turning before accessing Parkside in a forward gear.

The layout of the dwelling, subject to a reserved matters application, will be designed to current Building Regulations standards with appropriate access and facilities for disabled.

CONCLUSION

The proposed development represents a sustainable form of development that would not have any unacceptable impact for the reasons set out above. The proposal would sufficiently accord with adopted planning policy and guidance and the LPA are respectfully urged to grant permission for the scheme.

Naturally should the Local Authority Planning Department require any further information please contact Paul Matthews Architectural.

We respectfully ask for contact from the case officer prior to the formal determination of this application.