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Planning Development

Planning Supporting Statement: Kirkbridge Lane, New Mill, Holmfirth

Introduction to proposals

The site is located on Kirkbridge Lane just off the A635 (Holmfirth Road) north west of the centre of New Mill. The site until recently was covered in brambles and other low-lying vegetation. New Mill Dyke lies to the north east of the site. One detached dwelling is situated south east of the site and a row of terraces are located directly opposite the site. The proposal is for the erection of one dwelling.

Proposal site on the left with Kirkbridge Lane on the right

There is no planning history for the site. The site is unallocated in the Kirklees Unitary Development Plan and the Draft Local Plan.

Principle of Development

Policy D2 in the Kirklees UDP supports proposals for the development of land and buildings without notation on the proposals map, provided there is no prejudice to various planning and highway matters. These are dealt with in the following sections.

Furthermore, one of the 12 Core Planning Principles as set out in the NPPF states that, *"planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs."* [1]

The principle of development for residential development is therefore considered to be acceptable.

Design

Paragraph 56 in the NPPF states the following:

"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Policies BE1 and BE2 in the Kirklees UDP and policy PLP 24 in the Draft Local Plan go into specific detail concerning good design with regards to visual amenity, residential amenity and the character of the surroundings.

The positioning, orientation and scale of the proposed dwelling has been designed to be in keeping with the character of the surroundings and respect the amenity of adjacent residents. The proposed dwelling would be split level with the single storey element at the front and the two-storey element at the rear. This design would enable the dwelling to mould well into the surrounding landscape and make efficient use of the topography of the site. The proposed materials are natural stone for the walls and artificial stone slates for the roof. The hardstanding and landscaping areas and boundary walls have also been designed to retain a sense of local identity and be visually attractive.

The majority of windows in the proposed dwelling would be located on the north and east elevations. No habitable room windows are proposed on the west elevation which faces Kirkbridge Lane and the terraces opposite (a 12m gap is proposed), and there are no habitable room windows on the side elevation of the adjacent bungalow which is located south of the site (again a 12m gap is proposed). As such, space about building standards [2]are complied with and the privacy of neighbouring residents would be maintained.

Finally, the existing line of trees along the northern boundary of the site, being north of the proposed dwelling would not have an undesirable impact on the amount of light able to enter the property and as such the trees would have no undue impact on the residential amenity of future occupants.

Access

Policies D2 and T10 in the Kirklees UDP and policy PLP 21 in the Draft Local Plan make reference to highway safety and sustainability as being key for any development to be acceptable.

Access to the site is proposed off Kirkbridge Lane. Good visibility splays exist in both directions and there is adequate parking and turning within the site for two cars.

[1] NPPF paragraph 17 point 3

[2] UDP Policy BE12

The application is in a sustainable location with easy access to local bus routes and within walking distance of the centre of New Mill, which hosts a variety of shops and local services.

Clear visibility along Kirkbridge Lane

Flood risk

The EA flood map shows that the proposed site is within Flood Zone 1, but is adjacent to Flood Zone 3. This is because the site slopes relatively steeply between the development plateau on Kirkbridge Lane and the river bed below (a 15m drop). As such, it is considered that there is no risk from flooding on the site.

Conclusion

In light of the above, it is considered that the proposal for one dwelling on the site would utilise a small vacant parcel of land for residential development in a sustainable location, without undue harm being caused to visual or residential amenity, or highway safety. It is considered that any other matters can be suitably conditioned.

It is therefore respectfully requested that planning permission is granted.

Robert Halstead Chartered Surveyors & Town Planners

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