

PP-07166152

Design and Access Statement For Holiday Cottage at Threadmill Barn, Birdsedge



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Design and Access Statement For Holiday Cottage at Threadmill Barn, Birdseye

Introduction

This design and access statement accompanies a full planning application for a new build 2 bed holiday-let adjacent to and on land belonging to Threadmill barn, Birdseye and responds to a formal pre-app (2018/20177) issued 15th May 2018. The site has had a previous consent for offices (2005/62/94697) and is considered brownfield. There are existing workshop buildings on the site, which are unsightly and affect the visual appearance of the greenbelt, these are intended for demolition. Policy PLP59 of the PDLP allows for redevelopment of brownfield sites within the greenbelt.

Findings of the pre-app

The proposals submitted to Kirklees LPA for formal pre-app consideration presented a scheme for a 3 bed self contained holiday-let attached to the existing dwelling. The proposal was serviced via the existing access drive and had amenity space located to the rear.

The pre-app response highlighted the following key aspects of the design that needed addressing:

- The overall size of the proposals must not exceed the footprint area of the existing workshop buildings in order to prevent greater impact on the greenbelt.
- The impact of the associated amenity space on neighbouring properties to the rear. The proposed patio needs to be relocated away from the boundary.
- Highway safety aspects of the proposals in terms of access, egress and parking.
- It was advised a bat survey be undertaken on the existing out buildings due to be demolished.

However the response also highlighted that:

- The choice of materials and overall form was acceptable.

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- The height of the proposal does not materially exceed the height of the existing built development and that is favourable.

Amount and Layout

The proposed design seeks to address the findings of the formal pre-app. The overall footprint of the submitted proposal has been reduced from that submitted at pre-app stage and now amounts to 63m², considerably less than the 82.7m² of existing workshop on the site and satisfies policy D2. The proposed holiday-let has been reduced in overall depth (front to back) in order to reduce impact on the greenbelt and relocate amenity space further away from the boundary with existing properties located at the rear of the site in accordance with policy BE12 of the UDP. This conforms with policies BE1 and BE2 of the UDP. Paragraphs 87, 88 and 89 of the NPPF have also been considered and the proposals seek to satisfy the requirements of these policies.

The holiday-let has also been detached from Threadmill Barn so as to reduce impact on the occupants of Threadmill Barn, this conforms to policy BE12 of the UDP. The gap between the proposed built form and the existing barn has been designed to provide pedestrian access to the rear of the property.

The internal layout of the holiday-let is a straightforward access at the front of the property with ancillary bathroom located to the right and kitchen to the left. The rear of the let is reserved for open planning living/dining and vertical access to a mezzanine level that accommodates 2 bedrooms. A sliding door at the rear opens onto amenity patio and grass beyond.

Scale and Appearance

The size of the proposal is reasonable for the proposed use and conforms to a viable business model. The proposals have sought to reduce the depth of the plan and bring the scale of the development in line with the comments received at pre-app stage. We've sought to reduce the level of the ridge so as to be subservient to the existing built development.

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The front of the property is one and half storey's diminishing towards the rear, with a cat-slide roof arrangement that takes the rear elevation to a modest single storey. This approach reduces the impact on the neighbouring properties at the rear and keeps the volume in the greenbelt to a minimum.

In terms of materiality, the walls are in keeping with the immediate context and constructed from natural coursed stone, the roof will be natural stone slate to match existing. The windows are proportionally similar to those of the extant property with natural stone heads and cills to match. The windows and sliding door are proposed in timber to be painted to match existing. Policies BE1, BE2 and D2 of the UDP are all satisfied by the scale and appearance of the proposals.

Access

Vehicular access to the site will be via the established drive and the existing access from Penistone Road. There are no proposed alterations to the access drive or the land adjacent to the access from Penistone Road. Intensification of the access will be negligible due to seasonal operation of the proposed and single vehicle use. As such, current visibility splays that are considered by the LPA, adequate for the current provision and these will remain unchanged and are therefore considered adequate for these proposals.

The parking provision for Threadmill Barn will be retained with two spaces in the garage and one located externally. One additional external space has been provided for the proposed holiday let in accordance with Kirklees requirements. There is ample space for turning and exiting in a forward gear. The existing free draining gravel surface will be retained for parking purposes.

Pedestrian access is via the same existing access driveway. These proposals concord with policies T10 of the UDP and PLP21 of the PDL.

Ecology

The ecologist has advised us that the single storey nature of the construction of the workshop buildings is unlikely to provide a suitable habitat for bats. As such, we believe a bat report is unnecessary to support this scheme

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Drainage and Bins

The proposals are designed to utilise the existing combined drainage system. The bins will be located outside the proposed holiday-let and taken to the end of the drive for collection in line with the two extant dwellings. It will be the responsibility of the holiday-let owner to ensure bins are taken out for collection.

Justification

These proposals have sought to satisfy the following planning policies that are currently being used to form planning decisions by Kirklees LPA:

- BE1 – UDP: General Design Principles
- BE2 – UDP: Quality of design
- BE12 – UDP: Distances to dwellings
- T10 – UDP: Highway safety
- EP11 – UDP: Ecology Landscaping
- D2 – UDP: Unallocated land (residential amenity considerations)
- Chapter 7 – NPPF: Requiring good design
- Chapter 9 – NPPF: Protecting greenbelt land
- Chapter 11 – NPPF: Conserving and enhancing the natural environment
- PLP21 – PDLP: Highway safety and access
- PLP22 – PDLP: Parking
- PLP24 – PDLP: Design
- PLP30 – PDLP: Biodiversity and Geodiversity
- PLP51 – PDLP: Protection and improvement of local air quality
- PLP59 – PDLP: Infilling and redevelopment of brownfield sites