

DESIGN & ACCESS STATEMENT

DEMOLITION OF EXISTING STORAGE UNIT & ERECTION OF REPLACEMENT STORAGE UNIT FOR USE CLASS B8

LAND OFF WILLIAM STREET, DEWSBURY, WF13 3LW

1.0 INTRODUCTION & CONTEXT

- 1.1 This Statement has been prepared by Inspire Planning Solutions Ltd on behalf of the Applicant, Mr A Hussain, to accompany a planning application seeking consent for the demolition of an existing unit and the erection of a replacement single storey storage unit on land at William Street, Dewsbury. This Statement will set out the design rationale of the development proposal and justify the planning merits of the scheme and should be read alongside the accompanying plans and other supporting documents and information submitted.



Figure 1. (Previous Page) Application Site Location (Source: Google Maps)

1.2 The application site comprises an underutilised plot of land within a highly commercialised locality which is predominantly warehouse units and factory buildings with some residential intertwined. The Applicant seeks to put the land to effective use by erecting a high quality storage unit available to local businesses, generating sustainable economic development.

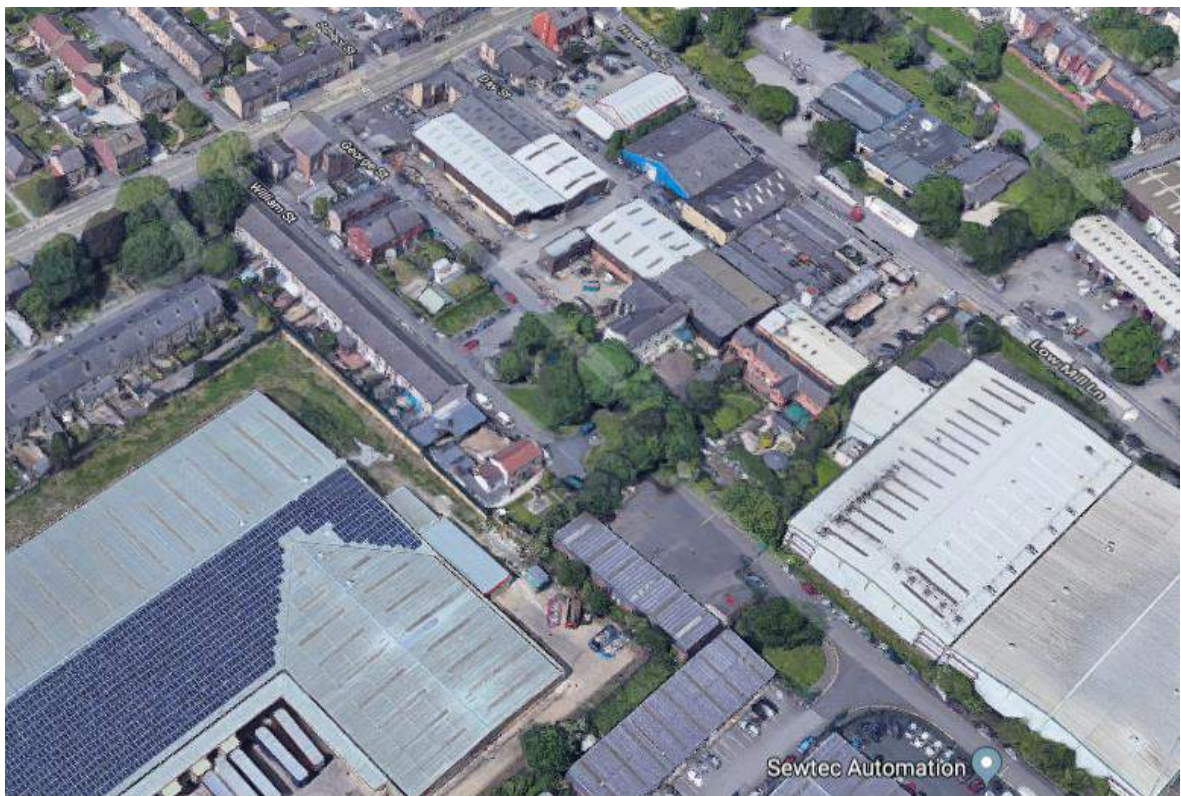


Figure 2. Site Context - a highly commercialised locality – variety of industrial/warehousing uses (Source: Google Maps)

2.0 PLANNING POLICY

2.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004). The Development Plan for Kirklees currently comprises the saved policies within the Kirklees Unitary Development Plan (Saved 2007). The Council's Local Plan was submitted to the Secretary of State for Communities and Local Government on 25th April 2017, so that it can be examined by an independent inspector. The Examination in Public began in October 2017. The National Planning Policy Framework (NPPF) sets out the Government's planning policy and is also relevant to the proposal.

Unitary Development Plan (Saved 2007)

2.2 Policies BE1 *Design principles* and BE2 *Quality of design* together seek good quality design which reflects the surrounding built area, which uses materials which match the existing built form. Development should be visually attractive and retain a sense of local identity.

Publication Draft Local Plan

2.3 Policy PLP24 *Design* of the draft local plan seeks a good standard of design in new development proposals.

National Planning Policy Framework (NPPF)

- 2.4 The NPPF does not change the statutory status of the development plan as the starting point for decision making. It states that development in accordance with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless material considerations indicate otherwise. The NPPF seeks good design and a good level of amenity for all occupiers of land and buildings.

3.0 DESIGN RATIONALE AND PLANNING MERITS

- 3.1 As previously set out, the Applicant seeks to put to effective use an underutilised parcel of land that contains an existing storage building to provide additional B8 Storage accommodation, catering for the storage needs of local business's, whilst at the same time generating sustainable economic development.
- 3.2 The development proposal has been designed taking in to consideration the application site and its surroundings, including the presence of some nearby residential occupiers, namely the row of terrace dwellings along William Street and the small number of adjacent dwellings along George Street. The modest sized proposal would see the demolition of the existing unit and the redevelopment of the site for a high quality storage unit of approx. 5.9m in height and with a 135m² gross internal area. The unit would have a small loading area to the front as indicated on the accompanying plans which should be referred to.

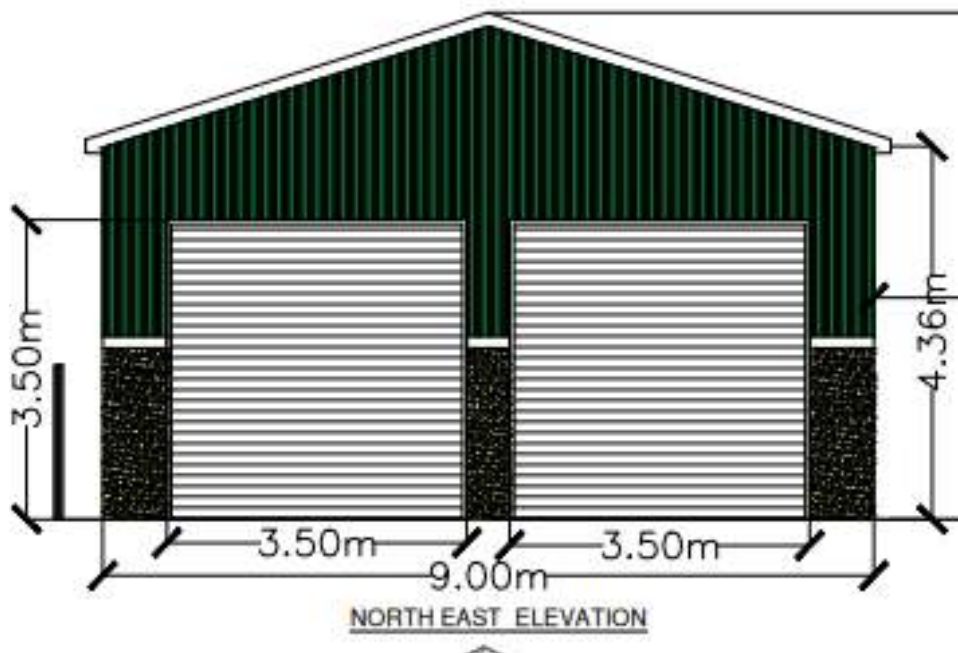


Figure 3. Proposed north east elevation (not to scale)

- 3.3 The proposed materials reflect the nearby built form and largely what is currently on site, including the proposed use of metal cladding in a dark green colour. The varied palette of materials between lower and upper levels would clearly breaks up the façade. The style of building proposed is common within the locality, including directly opposite the side on George Street.
- 3.4 The development proposal has been designed to minimise any potential impact to nearby residential occupiers. The existing garage building comprises 42m²; the replacement would increase the unit size by around 80m², which is not considered significant. The height of the proposed building would be lower than the height of the surrounding built form, which is largely two storey, and the proposed ridge height would be around the eaves height of the houses on William Street. The proposal would be sitted 14.12m and 11.4, from properties located along William Street which is considered to be sufficient separation, especially given the general build pattern of the area whereby rows of terraced housing sit closely together. The proposal would therefore not give rise to any adverse impact on outlook or light to nearby dwellings, given the scale and distance of the development.
- 3.5 There are no windows proposed to the side elevation therefore no privacy concerns.
- 3.6 As previously set out and as evidenced overleaf, the locality is characterised largely by industrial / warehouse units with some residential uses intertwined. The B2/B8 uses generally operate during the day time only with no known adverse impact to living conditions and there is no reason to suggest the proposal (operate Monday-Saturday 8am-6pm) would not also be compatible in these respects. This element can be controlled by condition. To summarise on these matters, the proposal is considered to be compatible with respect of UDP Policies BE1 *Design principles* and BE2 *Quality of design*.



Figure 4. Selection of industrial/warehouse units adjacent to residential properties within the locality (Source: Google Streetview)

- 3.7 The main access and loading to the proposed units would be from George Street where there are already a range of other industrial and commercial uses which use this street as access. Given the size of the proposed unit, which is intended to provide a self-contained storage space as a lock up unit – there is no need for

staff parking and any vehicle movements are likely to be a typical sprinter/transit sized vans which can easily be accommodated along George Street.