

Proposed New Detached House with Garage on land adjacent to
No2 Romsey Close, Lindley, Huddersfield HD3 3GU

for

Mr and Mrs Polzin

DESIGN and ACCESS STATEMENT

Pre-Application and Planning History

The first proposals for this site, in sketch form, were discussed with Kirklees Planning and Highways and the principal of development established with a suggestion that a new driveway be constructed to serve the new dwellings and improve visibility along Romsey Close.

The house next to no 2 has been granted as a new application was submitted following a proposal for two houses, one adjacent to No 2 Romsey Close and the other at the entrance was refused at Planning Committee on Thursday, 22nd February 2018.

Following the planning refusal the design was amended and a pre-application enquiry submitted and a response report received 20th September the contents and recommendation contained therein are addressed in the new application statement.

This new enquiry is for a smaller house at the front of the site which is considered appropriate use for this large plot.

The following points address reasons in the recent refusal notice and those of the pre-application enquiry.

Design Considerations

Introduction, Site Location, Description and Planning History

The site is part of the large garden of No 2 Romsey Close which has a driveway access quite close to the junction with the main road and leads to a very large tarmac parking and turning area with the remaining site mainly lawned, sloping down towards the south.

The present house is situated in the lower and wider part of the site and has large single storey garages to the western side.

Planning permission has been granted for a new house adjacent to no 2 Romsey Close, the latest being in June 2018, planning reference 2018/90760

The new house to the northern part of the site, next to Romsey Close has been made a little smaller as the previous refused application which included this and the house at the side was refused at Planning Committee in February 2018, planning reference 2016/92466.

Other matters, raised in the refusal document and the pre-application report, are addressed in more detail later in this statement.

Context

The proposed new dwellinghouse takes advantage of the large area of land towards the top and next to Romsey Close and uses the original driveway access with a new driveway to the eastern boundary to serve the existing no 2 Romsey Close and the new house adjacent.

The new drive would be shared and privacy to no 2 provided by a screen fence to the north of the parking area on the southern boundary of the new house

There are no overlooking issues with the proposal and it is situated to take advantage of the site topography and southerly views. The amenity area of each of the three houses on the site is very similar and land is provided on all boundaries with particularly large south facing rear gardens.

House Design

Access to the new house is from the existing driveway with a new 3 x 6 garage, car parking at the side and a turning area to avoid reversing into Romsey Close.

Refuse bins are situated at the side as indicated and access to the back of the house is via paths each side through gates in the fencing as shown.

The new design provides a four bedroomed detached quality house with large gardens, parking and turning for cars and is comparable to other large new detached houses in the area.

The arched entrance leads into a hallway with downstairs toilet, cloaks cupboards and double doors to the left leading into a large living room with a log burning stove. The living room has a small bay window to the front, similar in design to those of the new adjacent development.

At the end of the hall a door leads into the kitchen which has double doors into the living room and access to the utility which has a side door to outside.

The staircase leads up to a first floor landing area off which are 4 bedrooms, the master having an en-suite and a family bathroom at the front.

Appearance

The house is to be constructed in coursed brickwork, to compliment others along the street, with stone quoins and the roof pitch is similar to the adjacent house and others in the surrounding area and is to be covered in interlocking concrete roof tiles of a similar colour.

Eaves detailing will be black μ PVC gutters on a flush mounting fascia/soffite with matching ridge pieces and lead valleys. (black down pipes).

Rainwater will discharge to soak-aways within the site and foul drainage will be connected into the existing site drainage system.

Windows are to be grey μ PVC and similar slide/fold doors and an Oak front door.

New services are to be provided alongside the driveway.

Scale

The scale and appearance of the new house is fully indicated on the submission drawings and is sympathetic to the adjacent buildings within the surrounding area.

Relative heights are as shown on the drawings.

Access

Policy Framework

Access to the new house will be approached by the extended level driveway to a level threshold and 900 wide opening to the front door within a glazed side screen (Minimum clear opening between leading edge and frame of 775mm to be exceeded).

A ground floor toilet is provided with an opening outwards door of minimum clear opening between leading edge and frame of 775mm.

Visibility distances are within policy requirements and are;

Back of pavement to house frontage is 6 metres.

From front of house to nearest frontage opposite 22 metres (BE12)

From rear of house to front of no 2 c/s to c/s 22 metres. (Closest corner to corner is 19 metres and furthest corner to corner is 27 metres).

Western gable end to bungalow rear is 17 metres

Eastern gable end to adjacent house is 12 metres.

The scheme allows for a garage (internal size 3m x 6m) for 1 no car and parking for 2 no further cars on the driveway and turning within the site.

The speed limit along Romsey Close is 30mph and the existing access has good visibility in both directions along this concave part of the road. The new driveway is to be 3 metres wide for the first 15 metres and leads to an extended parking and turning area.

The new driveway access provided is in a position which improves highways safety as it is further from the present junction and has better visibility.

The new driveway will be constructed to a porous design utilizing proprietary surfacing that is self draining. This will also be utilised in replacing the existing tarmac areas serving the new house and the existing no 2 Romsey Drive past the new cobbled strip.

Vehicular and Transport Links

The new house is only 25m from the main road and main transport links to local shopping centres and the town centre of Huddersfield.

The principal school is only a short bus ride away from the site

Compliance with Policy and NPPF

The house provides quality family accommodation and meets the growing requirement for new housing in the area. Kirklees Council are unable to demonstrate a 5 year supply of housing land and this new house together with the one already granted will assist in fulfilling this need.

Paragraph 11 concludes the presumption of sustainable housing and in this case the development would have no adverse effect in this context.

Amenity space around all 3 dwellings, including the proposal, in and around dwellings meets the requirements set out in Policies D2 (ii, vi and vii), BE1 (i) and BE2 (i), Chapter 12 of the NPPF and PLP24 of the draft plan local plan. They exceed not only the amenity areas of the housing along Romsey Close but also those of most of the new adjacent development.

This development is of a good quality design and will contribute to the built environment. It also meets the following criteria;

1. Creates or retains a sense of local identity;
 2. Is visually attractive;
 3. Promotes safety, including crime prevention and reduction of hazards to highway users;
 4. Promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;
 5. Is energy efficient in terms of building design and orientation and conducive to conservation
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1. It is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;
 2. The topography of the site (particularly changes in level) is taken into account;
 3. Satisfactory access to existing highways can be achieved; and
 4. Existing and proposed landscape features (including trees) are incorporated as an integral part of the proposals.

November 2018

*This design and access statement has been prepared by DB. Architects (Yorkshire) Ltd.,
In accordance with the recommendations contained in CABE publication 2006*