

DESIGN & ACCESS STATEMENT

Introduction.

This is an Outline Planning Application for Residential Development for one pair of semi-detached houses at: Elm Street, Skelmanthorpe, Huddersfield. HD8 9BH

Current Site.

The site slopes away from Elm Street, and is occupied by a disused single garage and is generally in a run down state.

It is adjacent to a similar site where permission was granted for a detached dwelling presently under construction.

Amount of Development.

The site is long but not very wide, and could accommodate one large or two smaller properties. As there are a number of cottage properties in the vicinity, it was considered more appropriate for the application to be for one pair of semi-detached dwellings.

Siting.

The proposed dwellings will be positioned parallel with the dwelling under construction with the front elevations on the same line.

This will give adequate parking to the front and giving good sized amenity space to the rear for the proposed dwellings.

Access.

The access to the site is from Elm Street, and includes for widening of the pavement to 1.5m in line with the improvements to the adjacent site, and is on a straight section of this minor road, giving good visibility in both directions.

A level approach will be provided for disabled access into the properties.

Design and Materials.

The simple mullion widowed design will harmonize with existing cottage properties on Elm Street and Dale Street and also with the nearby Manor Croft new development.

The use of stone and a flat profile tiled roof will match all surrounding properties.

Planning.

The application site is in the village of Skelmanthorpe, and is within easy walking distance of all amenities, with regular bus services through the village.

The site was previously used for garaging, and as such is treated as a 'Brown Field' site, and is not in the Green Belt.

Under PPSI paragraph 36 - Government Policy is stated - 'to ensure housing is developed in suitable locations which offer a range of community facilities with a good access to jobs, key services and infrastructure. The priority for development should be previously developed land, in particular vacant derelict sites and buildings'.

Summary.

The proposed development is within a well serviced village, is a previously used site, and has been designed to compliment all aspects around it.

This should be released for development as proposed to further improve the area.