

OUTLINE PLANNING APPLICATION
FOR A NEW DWELLING

BETWEEN TO 33 AND 39/41
HOLLINS ROW
SLAITHWAITE
HUDDERSFIELD
HD7 5LA

ON BEHALF OF
MR AND MRS ANDRASSY

DESIGN AND ACCESS STATEMENT
DATED: MARCH 2019

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – THE SITE

1.01 – The site (see image 1) is situated along Hollins Row, a road with access limited to residents only. The site is in a popular residential area, a short 5 minute walk to Slaithwaite town centre.



Image 1 - The site between 33 and 39/41 Hollins Row

1.02 - The site is currently used as a remote garden for No.43 Hollins Row.

2.0 – SITE PLANNING HISTORY

2.01 – There does not appear to be any planning history associated with this site.

3.0 – PROPOSALS

3.01 - The proposals are to erect a detached house on the site. The site falls between 33 and 39/41 Hollins Row, which suggests that there were once properties on the site.

3.02 - The proposed house footprint is located to respect the amenities of neighbouring properties. The gable to No.33, facing the site, contains only windows / doors to non habitable rooms and spaces - see image 2.



Image 2 - No.33 Gable with Non Habitable Windows

3.03 - With regard to 39/41 (one property), the footprint of the proposals has been staggered to ensure sympathetic distances are achieved to a ground floor kitchen and first floor bedroom window. The massing of the proposed house is further reduced by the proposal of a single storey element to the rear.



Image 3 - No.39/41 with Habitable Windows to Ground Floor Kitchen and First Floor Bedroom

3.04 - There are no properties affected to the front or rear of the site.

3.05 - The proposed footprint represents a simple built form to compliment the existing houses on Hollins Row.

3.06 The footprint ensures the new property will have generous amenity space with a good sized private rear garden.

3.07 - The proposed property ridge height will fall between that of 33 and 39/41. This respects the streetscape and ensures the proposed house will sit harmoniously along Hollins Row.

4.0 - ENVIRONMENTAL FACTORS

4.01 - There are no major trees on the site of any amenity value. All existing trees/bushes have been either planted as ornamental, or self seeded. Any removal will be carried out respecting the nesting season. New planting and landscaping will form part of a future application.

5.0 - ACCESS AND HIGHWAYS

5.01 - The site is well served by public transport. The main A62, with its comprehensive public transport is a 3 minute walk away. Slaithwaite has its own railway station, which is an approximate 10 minute walk away.

5.02 - A new access will be formed along Hollins Row. Two parking spaces are proposed in a tandem arrangement.

5.03 - 2.0m x 2.0m pedestrian visibility splays have been demonstrated on the plan. The roadside boundary wall has been set back with a deep verge created.

5.04 - As mentioned, access along Hollins Row is limited to residents / properties along the road. Therefore traffic along Hollins Row is extremely light, and road safety not compromised by the new driveway.

5.05 - The proposed property will have a designated bin area - see plan.

5.06 - The pathway that serves No.39/41 (Image 4), will remain and access to this property not compromised. This path is in the ownership of the applicants.



Image 4 - Path to No. 39/41 to be maintained.

6.00 – CONCLUSION

6.01 – The proposed dwelling will sit harmoniously within the streetscape, and respects neighbouring properties.

6.02 - The site is in a sustainable location with public transport and the local amenities in Slaithwaite all minutes away by foot.

6.03 - In summary the proposals provide a modest home with good amenities that does not compromise any surrounding properties. We therefore trust that Kirklees MC can support this application.