



PLANNING STATEMENT

ERECTION OF DWELLING

AT

LAND ADJACENT TO 23 DUNFORD ROAD

HOLMFIRTH

HD9 2DP

OCTOBER 2019

CLIENT:

Introduction

This Planning Statement (PS) has been prepared to support a planning application for the erection of a dwelling on land adjacent to 23 Dunford Road, Holmfirth.

This PS should be read in conjunction with other documents submitted with the application, notably a Heritage Impact Statement, a Design Statement, a Highways Statement, and Arboricultural reports.

Summary of the proposed development

The application is for the erection of a detached dwelling with integral garage on land adjacent to 23 Dunford Road. Access to the site will be from the existing access on Dunford Road and the proposed scheme also includes the formation of a parking area for 23 Dunford Road.

The site area is 0.186 ha and the footprint of the proposed dwelling covers 131 square metres. Total accommodation is 214 square metres over two storeys (appearing as two storeys to the front elevation and single storey to the rear due to the topography of the site). Parking areas are provided adjacent to the proposed dwelling, with internal vehicular turning areas also adjacent to the proposed dwelling (which has an integral garage). Due to the sloping nature of the site, retaining walls will be required but these have been kept to an absolute minimum. The curtilage will be landscaped and a wild area retained on site to improve biodiversity. Trees will be retained wherever possible and further trees planted.

The site lies within Holmfirth Conservation Area (HCA) and there are a number of trees within the site under Tree Protection Orders (and others that are protected by virtue of the HCA).

Location

The application site is located approximately 200m south-east of Holmfirth town centre, where a comprehensive range of services and facilities can be found, including Holmfirth Bus Station. The immediate area is characterised as predominantly residential but the land across Dunford Road from the site is in industrial use (Holmfirth Dyers) and there is a nearby motor repairs garage and several shops.

The application site is an area that forms part of the demise of 38 South Lane to the north. The land slopes down from South Lane towards Dunford Road and has been used most recently as an extended curtilage for 38 South Lane. There is evidence of a previous dwelling on this site that was accessed from Dunford Road (including an existing vehicular access).

National and local planning policies

National planning policy, in respect of the principle of the proposed development, lies within the National Planning Policy Framework (NPPF), specifically Section 12: “Achieving well designed places”, Section 16: “Conserving the historic environment”, and Section 15: “Conserving and enhancing the natural environment”.

Local planning policies are contained within the recently-adopted Kirklees Local Plan (LP) and the policies within the LP that have a specific impact on the assessment of the proposed scheme are held to be LP1 (Presumption in favour of sustainable development), LP2 (Place Shaping), LP3 (Location of New Development), LP21 (Highway Safety), LP24 (Design), LP33 (Trees) and LP35 (Historic Environment). Other policies may also be of relevance.

Scheme Appraisal

Principle of development

In terms of the principle of development, policies LP1, LP2, and LP3 of the LP inform that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of policy LP1, it is considered that the proposed development will be sustainable, both in terms of its location (within walking distance of the town centre and public transport, thus reducing reliance on private transport) and in terms of the design of the proposed dwelling and the locally-sourced materials used in its construction (see Design Statement).

The proposed scheme is also held to meet the requirements of LP2 in that the proposed scheme will protect and enhance the qualities which contribute to the character of Holmfirth. This is an absolute requirement of policy LP35 (Historic Environment) and Section 16 of the NPPF, as the site lies within the HCA and also adjacent to buildings that make a positive contribution to the HCA. Full details of this assessment are contained within the Heritage Impact Statement.

In terms of policy LP3, the proposed scheme is located in an area where it will reflect the current pattern of development within Holmfirth and it will support the delivery of housing (albeit only one dwelling). The site is also considered to be a brownfield site, being situated within the extended residential curtilage of 38 South Lane, and is also located where there is excellent access to a range of transport choices and local services.

Details of development

Policy LP24 of the LP states that “good design should be at the core of all proposals in the district”. It is considered that the most relevant points of this policy are as shown below -

Proposals should promote good design by ensuring:

a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;

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h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;

i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and

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With regard to the proposed scheme, full details of design matters are covered off in the supporting Design Statement. However, in summary, it is held that the proposed development fully respects and enhances the character of the area, as this is an absolute requirement of the location of the site within a Conservation Area (see the Heritage Impact Statement). In terms of the design of the proposed dwelling, its form and

scale is considered to fully respect the nature and context of the site and to respond positively to the sloping nature of the site. The detailed design and construction of the building, using locally-sourced materials and high-quality architectural detailing in the local vernacular, is held to be commensurate with the site and its locale and to make a positive contribution to both designated and non-designated assets and the townscape and streetscape characteristics of the area.

In this regard, the proposed scheme is considered to provide a high standard of amenity for future users, both in terms of the well-designed internal accommodation and also with respect to the relationship of the proposed building with the curtilage of the site. The front elevation building line of the proposed dwelling is set back from Dunford Road and is roughly in line with the adjacent mid-Victorian non-designated heritage assets of 21-23 Dunford Road. This setback also allows for appropriate screening and distance from the proposed dwelling to Dunford Road and also to the industrial land beyond (Homfirth Dyers) in order to provide a good level of residential amenity. Outdoor areas are largely provided to the side and rear of the dwelling in order to deal with these issues also.

The proposed dwelling is considered to be highly sustainable, both in terms of its location and also with regard to its construction, which will use locally-sourced sandstone. Whilst passive solar design is difficult due to existing protected trees, nonetheless the front elevation of the building is south facing to capture as much solar gain as possible.

The proposed scheme also includes landscaping for the curtilage, and contains a “wild area” to encourage on-site biodiversity. The retention of trees, as well as new planting, will also assist in this matter, as not only will it aid biodiversity but it will also maximise visual amenity which is an important consideration in terms of this gateway site to the town.

Policies LP21 (Highway Safety), LP24 (Design), LP33 (Trees) and LP35 (Historic Environment) are all covered off in detail within the respective reports and documents. However, in summary, it is held that issues of safe access to the site have been resolved and that the provision of parking area for 23 Dunford Road is a positive benefit with regard to

highway safety. The various arboricultural reports confirm that trees will continue to be protected, both during construction of the proposed dwelling and also in respect of the future use of the site. The Heritage Impact Statement submitted to deal with heritage issues confirms that the proposed scheme enhances, or at the very least preserves, the character and appearance of the Conservation Area and therefore the proposed development should be acceptable in such a sensitive location.

Conclusion

Therefore, it is held that proposed development complies with the detailed design and other policies contained within the Local Plan, as well as the principles of development contained within the Local Plan and the NPPF.

As such, it is considered that the proposed development is capable of approval subject to any reasonable and necessary conditions.