

Report in support of proposed Residential Development at

Heckmondwike Road, Dewsbury Moor

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1.0_Introduction

This application seeks to erect 6 no dwellings on the former site of 151 Heckmondwike Road and the adjacent area of waste ground and garages. The site is defined by B6117 Heckmondwike Road to the East, the plot of the former Woolpack Inn to the North (now the subject of a proposed care home), the gardens of the residential properties to Spen View to the West and the site of the bungalow at 143 Heckmondwike Road to the South. It slopes steeply from the highway across its width with an existing junction and access road (now disused) crossing the site to serve the redundant garages to the western boundary. The original property was a single storey white rendered cottage set perpendicular to the road with a flat roof side and leanto front extensions. The property provided limited accommodation and was deemed unworthy of retention.

The site has been the subject of previous applications most recently Approval No. 2017/62/92271/E for the erection of 6 no. dwellings with associated roadway and parking, based on a new junction onto Heckmondwike Road and an adoptable road to the rear.

Heckmondwike Road is in Flood zone 1 with low risk of flooding.

2.0_Planning Context

The submitted development proposals have been formed around the following objectives;

The need to provide a high quality design in order to make a positive contribution to the local environment;

The requirement to provide a well designed scheme which creates a high degree of amenity for its occupiers;

The desire to create additional family dwellings in Dewsbury Moor in response to Kirklees' housing needs and to help sustain the local community.

2.1 National Planning policy guidance is provided by the National Planning Policy Framework (NPPF).

The site is unallocated in the Local Plan and paragraph 14 advocates: *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

— any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;



When looking at appropriate locations for new residential development part 6 of the NPPF advises under paragraph 50 that Councils should deliver a wide choice of high quality homes. Paragraph 49 of the NPPF states that *“housing applications should be considered in the context of the presumption in favour of sustainable development”*.

Paragraph 56 supports good design:

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

2.2 Local Planning policy is provided by the Kirklees Local Plan adopted 27th February 2019.

Relevant policies relate to the design of the scheme and its impact on its surroundings.

Policy LP1 – Presumption in favour of sustainable development

Policy LP3 – Location of new development

Policy LP7 – Efficient and effective use of land and buildings: *“To ensure the best use of land and buildings, proposals should encourage the efficient use of previously developed land in sustainable locations provided that it is not of high environmental value;”*

Policy LP20 – Sustainable travel

Policy LP21 – Highways and access

Policy LP22 – Parking

Policy LP24 – Design

The proposed scheme draws from the architectural language and material palette of the wider Dewsbury Moor area. Artificial Stone walling and artificial slate roofing reflect the neighbouring properties whilst the set back nature of the blocks to allow dedicated parking matches the streetscape. Although higher than the previously approved scheme, the applicant opines that the two storey frontage is appropriate to better define the highway, especially alongside the bungalow care home.

The proposed dwellings will provide additional residences in a form driven by their neighbours and will make a positive contribution to the setting.

3.0_Planning Assessment

It is opined that the re-use of what is effectively a brownfield site for housing will only have a positive impact on the immediate vicinity - the site has been unkempt and an eyesore for the neighbouring dwellings for years.

The new houses are envisaged as traditionally constructed well proportioned family homes to match the local vernacular. Their position on the site ensures

that offstand distances exceed Kirklees guidance and maintain the residential amenity of the neighbouring residents whilst improving the streetscape.

It is strongly believed that the scheme as proposed conforms with local planning policy and will create an attractive addition to the existing housing stock in Dewsbury Moor - all evidenced by the information submitted in support of this application.

4.0_Design

4.1_Use

Heckmondwike Road is a well established residential area. Although unreferenced in the UDP the proposed use of the site for housing is considered wholly in keeping with its location and has been previously accepted.

4.2_Amount

The application site has an area 0.17h and the scheme proposes 6 dwellings.

4.3_Layout

The proposed layout has been strongly influenced by the site constraints, space about buildings and in particular the topography. The previously approved scheme proposed an adoptable highway with new junction onto Heckmondwike Road to offer the option of serving the landlocked parcel of land to the rear. Unfortunately the scheme proved unviable and the applicant is now looking to construct the dwellings as pairs each with shared parking aprons. The sloping topography across the site has encouraged a garden room to the lower level to provide usable amenity space at existing ground level, linked by external steps to the parking area.

4.4_Scale

The proposed dwelling houses are envisaged as well proportioned family homes. which acknowledge their setting. Accommodation is spread across three levels but the existing topography allows the buildings to offer a two storey elevation to Heckmondwike Road to match the scale of the existing housing stock and compensate for the approved Care Home in urban planning terms. The vertical emphasis of the rear elevation created by the drop in level is moderated by the rear outrigger which breaks the block and relates to the eaves and ridge heights of the neighbouring bungalow and Care Home.

4.5_Landscaping

As previously noted, there are limited opportunities to introduce areas of landscaping into the scheme. External hardstanding will be designed in accordance with the DCLG Guidance on the permeable surfacing of front gardens note in materials to complement the local vernacular and areas of planting will be introduced to the rear to create family friendly garden spaces.

4.6_Appearance

The appearance of the proposed dwellings reflects the architectural language of the surrounding housing stock. Although brick is the predominant material, there are stone terraces on the opposite side of the road and it is proposed to use artificial stonework articulated with artstone window surrounds and kneelers.



Internally the dwellings benefit from a central stair which links the levels with a garden rood and utility formed at existing ground level to the rear providing private amenity space.

5.0_Climate Change Mitigation

The issue of Climate change will be addressed through the construction of the new dwellings. The proposed envelope will meet the current Building Regulations in terms of Part L and Thermal Performance and the dwellings will be served by new low nox A-rated boilers to provide both heating and hot water on thermostatic controls. Lights will be energy saving and will be fitted with timers whilst water saving devices will be fitted to all sanitaryware.

LGS Construction are a local Contractor and will use local materials for the works and waste will be recycled as far as possible. Recycling provision will also be provided. Discussions will be held with renewable energy providers to explore possible technologies which subject to funding may be introduced.

6.0_Access

The proposal has been designed to respond to the existing levels. Each pair of dwellings will be provided with a dedicated parking apron to provide space for three vehicles for the four bed and two spaces for the three bed properties with a defined route leading to a level access into the dwelling.

Internally all doors will achieve a minimum clear width of 800mm in the open position.

Any protection and/or fixed objects on circulation routes will not reduce the effective width of the clear space below 750mm.

The position of all accessible switches and socket points are to comply with the requirements of Approved Document Part M2, Section 8, diagram 29 - set between the zone of 400mm minimum above finish floor level and a maximum of 1200mm above finish floor level.

7.0_Ecology and Environment

The ecological value of the site has been assessed as very low - vegetation has been stripped and there is no evidence of fauna but measures are proposed to enhance the diversity on site - Schwegler Sparrow Terrace and Starling boxes will be fixed to the building above 4m at eaves height and a Schwegler bat tube will be incorporated into the design.

A noise survey has been included in the application and the recommendations will be incorporated as appropriate.



8.0_ Walkover Inspection

A walkover inspection of the site has revealed no evidence of subsidence. A Desk Top Study accompanies this application.

9.0_ Incoming Utilities Assessment

The existing property evidences that services are available from the local network immediately outside the site in the highway. Capacity studies will be undertaken as part of the next stage of the design.

10.0_ Drainage assessment

The EA's web-based flood zone map shows no evidence of flooding in the immediate area so it is safe to assume that the site is located in Flood Zone 1, with less than 1 in 1000 chance of river flooding.

The site benefits from mains drainage and it is proposed to seek approval from Yorkshire Water to connect to the main foul sewer in the north-west corner of the site as previously approved. Infiltration tests will be undertaken prior to any works on site and subject to satisfactory results soakaways may be employed for surface water.

SUDS will be utilized for the external paved areas in line with DCLG Guidance on the permeable surfacing of front gardens note.

