

Design Statement

Planning Application for a New Dwelling

22 Gib Lane
Skelmanthorpe
Huddersfield
HD8 9BG

August 2020

1.0 Introduction

This Design Statement relates to the application for the proposed demolition of a garage workshop, outbuilding and a static caravan and the construction of a new 2/3 bedroom bungalow, amenity space and access improvements.

2.0 The Site

The existing site is in the ownership of no 22 Gib Lane which consists of a large detached stone house in the north west of the site with various extensions and alterations. In the grounds there is a large garage / workshop which is used for storage mainly. There is also a static caravan to the south east and a dilapidated outbuilding on the boundary which is in need of demolition.

The site is enclosed with existing stone walls and perimeter fencing and several trees and hedges.

The existing property is an amalgamation of two dwellings so the plot is extensive for one dwelling

The site itself undulates with the land rising from east to west

The land within the boundary has been landscaped and developed to provide different uses and amenity spaces

3.0 Site Context

The surrounding area is primarily residential with traditional stone dwellings and slate pitched roofing, a new development was recently completed adjacent to no 22 on Field Fold in the form of new terrace housing and flats in more modern stone and tiled roofing. There are examples of light brick walled dwellings on Gib Lane and art stone dwellings on The Foldings

Gib Lane has several housing types and does not have a formulaic pattern to follow

The site is approximately 1140m² in area

The existing dwelling no 22 is approximately 128m² in area

The proposed garage workshop and caravan for demolition are approximately 92m² in area

4.0 Access

Access to the site is from Gib Lane via the existing gated entrance which is sufficient for one dwelling. The access point is bounded by a 1m stone wall to the adjacent property to the south and a 1m high wall with a 2.8m hedge behind which does obstruct visibility to the north.

5.0 Planning / History

As mentioned prior, no22 was previously two dwellings and was amalgamated into one dwelling several years ago

Only two planning application have been determined for the site, one in 2004 for extensions and alterations to the main dwelling which were refused and an application for a two storey detached dwelling with garage under in 2010 which was approved (ref 2010/91424)

6.0 Proposal

The applicant is the owner of the existing dwelling and is proposing the new development for their relatives to live within in the boundary

The applicant is proposing to demolish the existing garage / workshop / dilapidated outbuilding and remove the existing static caravan, this will provide adequate space for a new dwelling 77m2 in area and amenity space.

The new proposed dwelling will be a single storey bungalow type dwelling with 2/3 bedrooms, living and utility spaces. A garden and out door space will be provided to the West of the site. The overall height of the new dwelling will be marginally higher than the existing garage to be removed. The new dwelling will have no impact on the surrounding dwellings visual amenity.

The new dwelling will be constructed form a light Belgian brick to be approved by the planning department, with a shallow pitched art slate roof. Doors and windows will be upvc or aluminium to match. The land adjacent the the new dwelling will be landscaped to suit the required heights and boundary walls, due to the site level shallow steps will be required in places.

Existing boundary walls and fences will be retained where possible, however due to the proposal for a new dwelling, the existing access drive will be widened to accept vehicles in both directions, the boundary wall to the north will be altered to provide adequate space, trees and bushes will be removed on the road boundary to provide a compliant visibility splay less than 1m in height for road safety / access provision

The development will require the removal of several trees and bushes (none of which are under a preservation order or fa any significant value)

External areas will be landscaped and maximised amenity spaces. Parking provision will be provided for 2 cars minimum per dwelling including a new electric charging station for the new dwelling. There is sufficient space for more than 4 vehicles off road.

Waste collection will be retained in its current location within the boundary for both dwellings

New drainage will connect to existing surface and foul sewers (manholes shown on site drawings).

7.0 Summary

The development will provide a modern dwelling with all necessary amenities

The dwelling is situated in a popular local village with shopping facilities less than a quarter of a mile away. There are good schools and public transport routes in the local area

The development is for the land owners immediate family use however with the shared access the property could be divided in future

The development is not overbearing as the proposed building has an area 13m² less than those buildings to be removed and will have an elevation no higher than existing

The development complies with the following planning policies

BE1 Design Principles

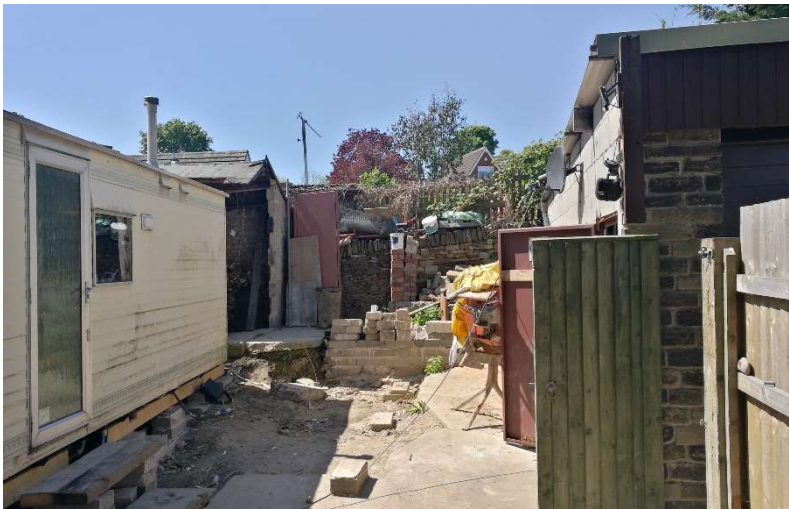
BE12 Access and amenity space around dwellings

T10 Highway Safety and access improvements

8.0 Photographic Evidence



Aerial view of the existing site



Partial view. Caravan and outbuilding / garage workshop to be removed (boundary walls and fences maintained)



Internal view of gated access to be altered. Small tree and hedges to be removed to left (north side)

8.0 Photographic Evidence (cont)



Existing access externally, wall and hedge to be removed, access widened to provide better highway visual safety



View of Gib Lane opposite access, entrance widened and hedge removed required distance for highway safety



Existing waste collection point retained