



Supporting Planning Statement

Mountain Way

Kirkheaton

Outline Application for a Single Dwelling

Introduction

This statement has been prepared by **AKPlanning** in support of a planning application for the erection of a single dwelling on land off Mountain Way, Kirkheaton. The application is in outline with all matters reserved.

The purpose of this statement is to identify all relevant planning matters and conclude on the acceptability of the proposal.

Site Location and Description

The site is located off Mountain Way, Kirkheaton and is shown on the aerial view below (red line for information only): -



The site is shown on this photograph, it has no buildings on it and is covered in scrub planting.

It has previously had domestic scale sheds on it.

Site History

The site was included within the planning application red line when the estate, of which Mountain Way forms part, was developed in the mid 1960's.

The properties on the opposite side of Mountain Way (numbers 10 and 12 Mountain Way) were granted planning permission and constructed in the mid 1990's.

Relevant Planning Policy



The site lies within the green belt as indicated on the Kirklees Unitary Development Plan which was adopted in 1999.

The extract adjacent shows the site.

As can be seen it lies on the edge of the green belt.

The UDP contains the following policy: -

D13 WITHIN EXISTING SETTLEMENTS IN THE GREEN BELT INFILL DEVELOPMENT WILL NORMALLY BE PERMITTED WHERE:

i THE SITE IS SMALL, NORMALLY SUFFICIENT FOR NOT MORE THAN TWO DWELLINGS, AND WITHIN AN OTHERWISE CONTINUOUSLY BUILT-UP FRONTAGE, OR

ii THE SITE IS SMALL AND IS LARGELY SURROUNDED BY DEVELOPMENT, AND

iii NO DETRIMENT WILL BE CAUSED TO ADJOINING OCCUPIERS OF LAND OR TO THE CHARACTER OF THE SURROUNDING AREA. INFILL DEVELOPMENT SHOULD BE IN HARMONY WITH EXISTING DEVELOPMENT IN TERMS OF DESIGN AND DENSITY AND CAPABLE OF SAFE ACCESS FROM THE HIGHWAY.

National Policy on green belt is contained in the National Planning Policy Framework which was published in 2012. This states: -

87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- *limited infilling in villages...*

Policy D13 is now very old and has been superseded to some extent by the NPPF. The UDP and NPPF have some points of agreement, but they are by no means the same. As such we intend to treat the NPPF policy as the most up to date and material advice.

This statement will consider green belt policy in detail and put forward a case as to why the application site can be considered as infill.

Consideration of Policy

Planning policy within the green belt is restrictive, it prevents new buildings except in prescribed circumstances. Infill development within a village is acceptable.

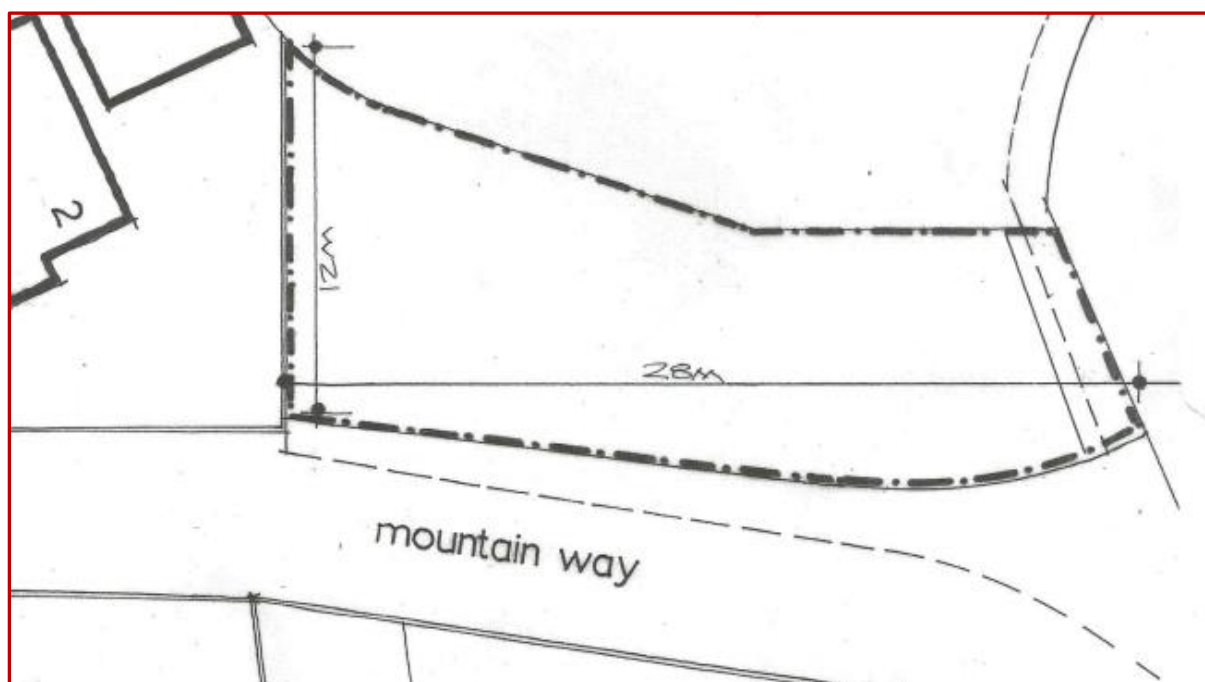
Infill is not however further defined, nor for that matter is what a village constitutes.

In this case, it is our opinion that the site can be said to be within a village. Kirkheaton has all the services, shops and size to be classed as a village. We therefore consider that the requirement for infilling to be in a village is satisfied.

Approval therefore revolves around whether the site can be said to be limited infilling.

Firstly, as we have already stated the site was included within the development boundary on the original outline planning permission for the estate which was approved/constructed in the mid 1960's.

Infilling is not defined in detail in either in the UDP or the NPPF. There are some points contained in the UDP that do give some guidance. For a site to be infill it has to be small, sufficient for not more than 2 dwellings. This site is certainly that being 28m x 12m.



The relationship of the site to surrounding development is also important.

The site is visually part of Mountain Way with a dwelling adjacent and opposite



Its eastern edge is defined by a clear and historic hedge line.



The road that passes in front of the site continues on to further modern residential properties and the graveyard.



It is our consideration that the site has a strong visual relationship with the urban area of Kirkheaton. It is not part of any adjacent fields or agricultural uses and has residential development on two sides.

Given these factors it is our opinion that the site can be developed as infill within the green belt.

Other Policy Considerations

The NPPF supports sustainable development. As infill the proposal is sustainable providing small benefits to the environment, social concerns and economic returns.

Kirklees has a significant shortfall in housing land supply and is heavily reliant on the additional supply windfall sites can provide. Approval of this application would make a small but important contribution to improving supply.

Access to the site is via a made-up road that serves a small number of dwellings. Visibility onto the estate road is adequate and safe. It is not considered that the additional traffic from a single dwelling will cause any harm to highway safety.

Conclusions

The proposal is in outline only and is for the erection of a single dwelling with all matters reserved. The site can be treated as infill and the proposals will make a positive contribution to housing land supply.

There are no technical issues to prevent development.

It is therefore our conclusion that planning permission should be granted.

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