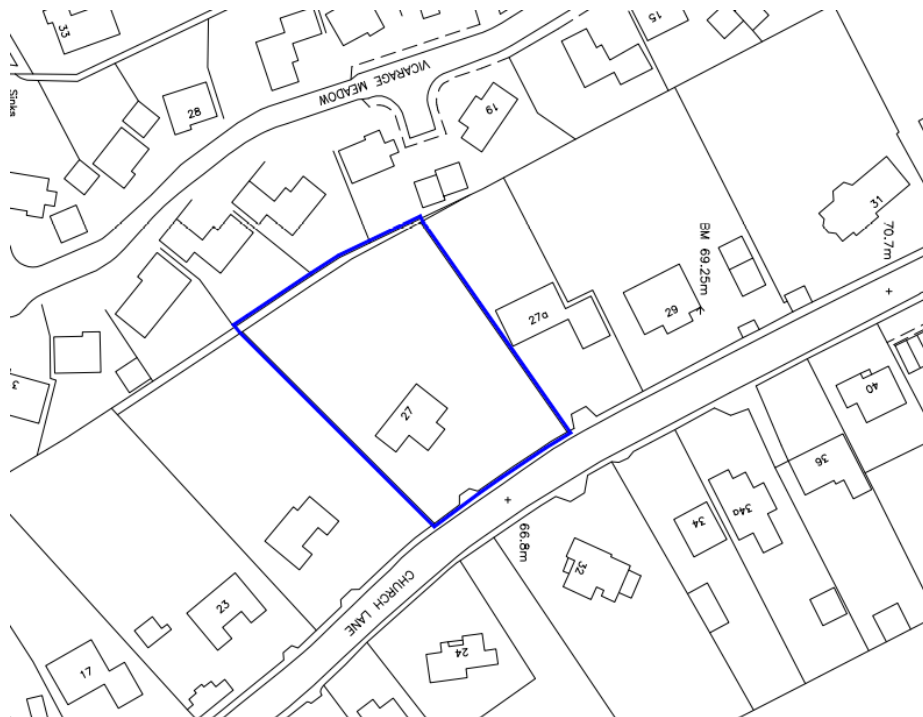


# DESIGN AND ACCESS STATEMENT

Dated: 3<sup>rd</sup> November 2020

<b>Applicant:</b>	Mr G Young
<b>Proposed Development:</b>	Outline application for the erection of a single detached dwelling
<b>Site Address:</b>	27 Church Lane, Mirfield WF14 9HX



## **Contents:**

- 1 Introduction**
- 2 Proposal**
- 3 Purpose of Development**
- 4 Site Description**
- 5 Planning Policy Context**
- 6 Design Principles**
- 7 Consultation**
- 8 Design Process**
- 9 Design Aspects**
  - **Use**
  - **Amount**
  - **Layout**
  - **Scale**
  - **Appearance**
  - **Amenity Space**
- 10 Access**

## **1 Introduction**

- 1.1 This Statement has been prepared and submitted as a requirement of Section 62 of the 1990 Town and Country Planning Act as amended by Section 42 of the 2004 Planning and Compulsory Purchase Act.
- 1.2 It has been prepared in accordance with “Guidance on the Requirements of Validation” March 2010 published by the Department for Communities and Local Government and incorporates the overarching principles set out in the National Planning Policy Framework (as amended 2019)
- 1.3 It must be read in conjunction with the full planning application documents and drawings. Any illustrations within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text.

## **2 Proposal**

- 2.1 Outline Planning Consent is sought for the following:
  - **Erection of a single detached dwelling**
  - **Means of access**
  - **Siting**

## **3 Purpose of Development**

- 3.1 The proposed development will deliver a new home in an area where there is high demand new housing. It will utilise an over-sized garden plot and is regarded as infill development that makes the most efficient use of the site.

## **4 Site Description**

- 4.1 The site lies within the development limits of Mirfield. It comprises 1160 sqm of land within an over-sized garden plot. It is bounded on all sides by large suburban housing. The site itself has no allocation on the new Kirklees Local Plan.
- 4.2 The site has a frontage to Church Lane and contains several mature trees. Of these, 5 oak trees and a beech tree are protected by two Tree Preservation Orders and these

lie in the front portion of the site. A further two trees adjacent to the site at 27a Church Lane are also afforded the same protection.



Figure 1: Aerial Location Plan (courtesy of Google Earth Pro)

4.3 The plot lies approximately 0.9km from Mirfield Town Centre and 0.75km from Ravensthorpe District Centre. Both centres contain a full range of local services. A regular bus service operates along the A644 Huddersfield Road giving direct access to both centres. The nearest bus stop lies 335m from the site at the junction of Church Lane and Huddersfield Road.



Figure 2: Close-up aerial photo of site (courtesy of Google Earth Pro)

4.5 There is no recent planning history for the site. However, an outline application for a single detached dwelling and garage was approved in 1989 (ref: 89/60/02385/A2) and this was renewed in 1992 (Ref: 92/60/05322/A2).

#### 4.6 Site Details

Post Code: WF14 9HX

Grid Reference: SE21212020

Easting: 421216      Northing: 420207

## 5 **Planning Policy Context**

5.1 Consideration has been given to national, regional and local planning policy & guidance in the preparation of our development proposal. A description of the most relevant policies and how these apply to our scheme are contained in our Planning Justification Statement.

## 6 **Design Principles**

6.1 **Design** has been influenced by the following: -

- Our client's brief to develop an under-used piece of garden land for housing purposes

## 7 **Design Process – Our approach and methodology**

7.1 Our appraisal was undertaken in three stages. These are outlined as follows: -

### Stage 1: Initial Assessment

7.2 This was undertaken as a first step to formulate a clear understanding of the site. It involved desk top surveys, information gathering, mapping the client's ownership and an initial site visit. It included an initial assessment of policies in the local development plan, and an assessment of local supplementary guidance. Stage 1

helped identify potential site constraints and helped formulate our design principles for the site, as well as our initial development brief.

#### Stage 2: Site Survey

- 7.3 On completion of our clients brief a more detailed site survey was carried out to enable an accurate proposal to be put together. This included a tree survey and a survey of the sightline onto Church Lane.

#### Stage 3 Design

- 7.4 A proposed site layout incorporating means of access was prepared with care and due consideration to the existing trees on the site (drawings MJC-364-P01 & MJC-364-P02).

## **8 Consultation**

- 8.1 There has been no pre-applications discussions regarding this site. There is no recent planning history for this site.

## 9 Main Aspects of Design

### Use

- 9.1 A single detached private dwelling house (C3).

### Amount

- 9.2 The new dwelling will be two-storey. It will have a footprint of 128 sqm and an estimated internal floor area of 256 sqm. It should be noted that this is an outline application and approval is sought for **siting only**.

### Layout

- 9.3 The proposed new dwelling will be set back on the plot to protect trees along the frontage. Parking and turning will be to the front with a small private garden to the rear. The position of the access road has been designed to minimise any effect on the protected trees. In addition, a 'cellweb' tree protection system is proposed. A number of decayed trees (4 at the front and 1 at the rear) along with several poor species located at the rear) are proposed to be felled and new trees planted in their place as part of the scheme. These are identified in our Tree Report.

### Scale

- 9.4 The new dwelling will be of a similar size and scale to surrounding residential properties.

### Appearance

- 9.5 Its detail design and appearance will be subject to a future reserved matters application.

### Amenity Space

- 9.6 The property will benefit from both a front and rear garden. The area to the front will consist of parking and turning areas with some amenity planting. The rear garden will provide an enclosed private space.

## 10 Access

### Vehicular access & parking

- 10.1 The site will be served by a new private drive from Church Lane.
- 10.2 It will be served by 3 car parking spaces and a detached double garage.
- 10.3 An electric vehicle charging point will be provided within the detached garage.

### Waste Disposal

- 10.5 Wheelie bins will be stored in a purpose-built enclosure located at the entrance to Church Lane.

### Pedestrian access

- 10.6 There is no separate pedestrian access to the site. Access will be shared.

### Footpaths

- 10.7 Other than Church Lane there are no other Public Rights of Way within or adjacent to the site.

### Access for people with mobility issues

- 10.8 Level access can be provided to ensure the property can achieve a minimum of Part M4 (1) of the Building Regulations.

### Designing out crime

- 10.9 Any recommendations from the crime prevention officer will be incorporated into our reserved matters application.