

PLANNING APPLICATION
(RENEWAL)

FOR RESIDENTIAL DEVELOPMENT

AT

SITE AT END OF
ORCHARD STREET WEST
LONGWOOD
HUDDERSFIELD

ON BEHALF OF
MR A KHAN

DESIGN AND ACCESS STATEMENT

DATED: DECEMBER 2020 Rev A

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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NOTE:

This is a renewal of an unimplemented Planning Approval (2016/92882). Below is the DAS that formed part of that application. There is also an addendum regarding Parking.

1.00 - THE SITE

1.01 - The site is located at the end of Orchard Street West in a predominantly residential area.

2.00 - PLANNING HISTORY

2.01- Outline Planning Permission was approved in 2010 (2010/93174) for 4 properties (2 pairs of semi detached houses).

2.02 - This was subsequently renewed (2014/92400).

3.00 - PROPOSALS

3.01 - The land has now changed ownership and the new owner would like to slightly vary the plan approved.

3.02 - The new proposals maintain the pair of semi detached properties to the North of the site. The main variation from the approved plan is to introduce an additional property along the West side of the site. The previous pair of semis now becomes a block of 3 smaller sized terraced houses.

3.03 - This layout maintains generous amenity areas to each property, ensuring the site does not suffer from a cramped or over-developed feel.

3.04 - The proposed layout will not result in over looking to the detriment of adjacent properties. Consideration has been given to comply with the guidance contained in the current UDP regarding space about dwellings.

3.05 - The massing and setting out of the properties reflects the topography of the site. Plots 1-3 step on each party wall, whilst Plots 4-5 make use of the natural rise in land to create 3 storeys to the front. This is all as per the site sections approved in the outline application, and very typical of the area.

3.06 - The properties are traditional in appearance and reflect the style and character of Longwood.

4.00 - ACCESS AND SUSTAINABILITY

4.01 - As mentioned in the previous reports the site is very sustainable, being within 300m of local bus services, and within easy reach of the local amenities of Milnsbridge.

4.02 - Each property has two regulation size parking spaces. The site also benefits from an additional visitor parking space. In terms of turning area, the intention is to widen the access into the site to allow better use of the turning head that was formed as part of the development lining Dale Street and Birks Road. Refuse vehicles etc will then be able to pull into the turning head, reverse into the proposed site then drive back along Orchard Street West. The proposed layout will provide sufficient parking and improved turning and accessibility for all.

5.00 - WILDLIFE AND TREES

5.01 - The site has no major tree specimens remaining, and offers no opportunity for wildlife habitats.

6.00 - SUMMARY

6.01 - The site has an existing outline approval for 4 dwellings. The proposals increase this number to 5 without any detrimental impact in highways, neighbours or visual amenity.

6.02 - The new layout will provide the applicant with 2 house types making the challenging site a more viable proposition to develop.

6.03 - We therefore trust that Kirklees MC can support this application

7.00 PARKING ADDENDUM

7.01 - Since the previous approval, a bin collection point has been located adjacent to the entrance, and near to the main turning area.

7.02 - Plots 1-3 are 110sqm and Plots 4 and 5 are 138sqm. The guidelines recommend 2 parking spaces for properties under 140sqm. The proposals allow for this, with one visitor parking space.

7.03 - Plots 4 and 5 are 4 bedroom houses, but the Bedroom 4 is only a single.