

PLANNING APPLICATION FOR A
REPLACEMENT DWELLING

AT

THE MEADOWS
154 GOMERSAL LANE
LITTLE GOMERSAL
BD19 4JQ

ON BEHALF OF
MR BROCKLEHURST AND MS
DAVIS

DESIGN STATEMENT

DATED: JANUARY 2021

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – THE SITE

1.01 - The site is situated along Gomersal Lane in Little Gomersal. The site is located outside the Little Gomersal Conservation Area. It is also important to note that the site is largely outside of the Greenbelt. An area of the garden towards the South is within the Greenbelt, but this is not affected by the proposals.

1.02 - The property is a single storey dwelling constructed in 1970, from random coursed stone and render walls, with concrete tiled roof. The property has no architectural merit or significance, see image 1. The house sits in a large plot with gardens on all four sides.



Image 1 - The Meadows

1.03 - The neighbouring properties are a large two storey house to the West (see image 2), and a similar bungalow to the East.

2.0 – SITE PLANNING HISTORY

2.01 - There does not appear any recent planning permissions relating to the current property.



Image 2 - The relationship between the existing house and the property to the West.

3.0 – PROPOSALS

3.01 - The proposals are to replace the existing dwelling with a spacious family home.

3.02 - The design of the new house has been carefully considered to meet the requirements of the applicants and respect the neighbouring properties and surrounding context.

3.03 - To assist with the interpretation of the proposals, we will explain the reasoning in terms of footprint, scale and massing, external appearance, materials and setting. Images 3 to 6, also portray the existing and proposed within the the site and surrounding area, demonstrating how the proposals sit well in their setting.



Image 3 - Existing Aerial View 1



Image 4 - Proposed Aerial View 1



Image 5 - Existing Aerial View 2



Image 6 - Proposed Aerial View 2

FOOTPRINT

The existing and proposed site plans demonstrate that the proposals are very much based on the existing footprint and siting. The proposals take the exact existing footprint, and extend to the North with a single garage. To the South the existing house has a sunroom that projects 2.75m. The proposals include for single and two storey extensions projecting 3.0m from the main house South wall. In summary, the proposed footprint is not too dissimilar to the existing.

SCALE AND MASSING

The existing property is single storey. The proposals demonstrate a full two storey element, which orientates West to East on the site, along with the two gabled projections to the South. To respect the neighbouring properties, the element that runs from South the North is reduced in height, and will incorporate sloping ceilings within the first floor rooms. The proposed garage, located to the North of the dwelling, is reduced further to a single storey. It is clear from the submitted massing drawings and site section, that the proposals are well below the neighbouring roof heights on the West of the site. It is accepted that the heights are higher than those on the adjacent bungalow. However the distances between the 2 neighbouring properties and the proposed ensure the relationships are sympathetic.

APPEARANCE

As mentioned, the existing dwelling has no architectural merit. The proposals seek to provide a well designed and aesthetically attractive house, without overstatement. The result of the proposed massing ensures the house has varying roof heights, which in turn breaks down the scale and is sympathetic to the roofscapes around Little Gomersal. The house is not in the Conservation Area, which does offer the option to incorporate more contemporary design features e.g gabled first floor windows, again without overstatement.

MATERIALS

The existing house materials are not of any significance, random stone coursed walls, areas of render and concrete tiled roofs. Within the immediate area, a range of materials are evident with stone, render and brick walls prevalent. The surrounding roofing materials include stone, slate, red and concrete tiles. In summary the area has a myriad of wall and roof materials. The proposals seek to reflect this, with natural coursed stone, render and a feature brick wall section. The roof will be a blue slate, which will result in a significant upgrade of materials on the existing property.

SETTING

The proposals will ensure that views to the South when observed from Gomersal Lane are largely maintained. The gaps between the two neighbouring properties have not been compromised, ensuring the openness is respected. The proposed house will remain within a large plot benefitting from good sized garden areas on all four sides.

4.00 - NEIGHBOUR CONSULTATIONS

4.01 - The applicants wish is to keep the neighbours informed of their proposals. Due to the current pandemic they have hand delivered letters to the neighbouring properties. Please Appendix One to this report.

5.0 – ENVIRONMENTAL FACTORS

5.01 - There are no trees or habitats affected by the proposals.

5.02 - The proposals will provide a well insulated, energy efficient property that far exceeds the standards of the existing.

5.03 - A Car charging point will be incorporated within the main garage.

6.00 - PERMITTED DEVELOPMENT AND FALL BACK POSITION

6.01 - Although no applications have been submitted for lawful permitted development, we consider it appropriate to raise the following points.

6.02 - The existing property has certain permitted development rights which would result in a larger property than that which forms these proposals. In theory, the following applies (subject to certain criteria);

a). - Permitted development to extend 8.0m from the existing rear house wall. This would generate an extension of 8.0m x 17.0m.

b). - Permitted development to extend to each side (50% of house width). In this case, due to the boundaries, it would generate two extensions, one being approximately 3.0m x 18.5m and the other being 3.5m x 7.0m.

c). - Permitted development to extend a full storey over the existing dwelling.

6.03 - When these are taken into account, the proposals will actually have less impact on the neighbours and surrounding properties, than if the applicants opted to pursue the PD route. Particularly with regard to the extra storey, which could be up to 3.0m taller over the footprint. Also the proposals provide a unified approach as opposed to one constrained by PD .

7.0 - CONCLUSION

7.01 - It is accepted that the proposals are to provide a good sized, replacement, family home. However, we trust that we have demonstrated that the proposal is an appropriate and well designed solution that is sympathetic to the neighbouring properties and area as a whole.

7.02 - The proposals are a considered and unified approach, unlike that which would be acceptable following the permitted development route.

7.03 - The proposals offer an upgrade in materials and design when compared to the existing dwelling.

7.04 - We therefore trust that Kirklees MC can support this proposal.

APPENDIX ONE - LETTER TO NEIGHBOURS

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