

DESIGN & ACCESS STATEMENT

DATE FEBRUARY, 2021

APPLICANTS: MR & MRS D. G. THORNBORROW
3, THE COPSE,
SCHOLLS,
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Proposal 4 BEDROOMED DETACHED HOUSE AND
DOUBLE GARAGE + 3 ADDITIONAL
PARKING SPACES.

SITE ADDRESS WITHIN THE CURTLEGE OF
3, THE COPSE, SCHOLLS,
CLECKHEATON, BD19 6NE

Application DETAILED PLANNING

SITE LOCATION

The Copse is accessed off Scholes Lane, originally serving the 'Porch' at the far end. The whole site is securely bounded.

The access off Scholes Lane has an impressive entrance to the site, recessed with curved walls and large stone gate posts, this provides excellent visibility both entering or leaving the site.

AMENITIES

The Copse is within 1/2 mile of Scholes village and has Cleckheaton, Bailiff Bridge, Brighouse and Chamber motorway link are all within a 3 mile radius

All shops, schools and community leisure and sports facilities are all in close proximity to the site

REGIONAL POLICY

The principal strategic objectives for West Yorkshire are to foster economic growth and to revitalise the urban areas while ensuring the conservation of the countryside and the urban heritage

EVERY OPPORTUNITY SHOULD BE TAKEN TO BRING VACANT LAND IN URBAN AREAS BACK TO USE

NATIONAL POLICY

The governments objectives for land use and the planning systems are;

- to improve the quality of life in our towns and cities.
- to ensure that the planning system works to provide for homes and jobs, and to meet our desire for mobility, at the same time as conserving our heritage and protecting our environment.

BUILDING REGULATIONS

The new dwelling has been designed to meet the requirements of Approved Document Part 'M' Access and Facilities for Disabled Persons and complying with Approved Document Part 'L' "Conservation of Fuel and Power in Dwellings" and also complying with the latest European Laws

TOPOGRAPHY

The levels of the site will be retained - virtually level,
(SEE photographs attached)

FLOOD RISK ASSESSMENT

The site is not within a flood zone area.

AFFECTED PROPERTIES

The completed development would have no detrimental effect on neighbouring properties by means of overshadowing or overlooking. The plot will be screened with beech hedges to secure privacy for the proposed dwelling and adjoining neighbouring properties.

WILDLIFE

The site has some significant wildlife and/or amenity value, existing and new wildlife will be encouraged.

LANDSCAPING

The site will be brought back on completion of the works to its existing open plan garden, all in line with the neighbouring properties.

SECURITY

The doors and windows will be fitted with approved security locks, external lighting and an alarm system will be fitted.

All the above will meet the requirements and approval of the Local Police Crime Prevention Officer.

DESIGN OF THE SCHEME

The design of the proposed house will enhance this small settlement, designed similar to the neighbouring properties. Built with natural coursed yorkshire stone, lintels, jambs, mullions and cills and having a Yorkshire stone grey slate roof.

Both the host building and the proposed house will have spacious plots, the character of the proposed house will be very similar to its neighbouring properties, each having parking facilities in excess of the new Highways policies.