

Design Statement

Planning Application
For a Single New Dwelling

Land Adjacent to 20 Lidgett Lane
Skelmanthorpe
Huddersfield
HD8 94Q

January 2021

1.0 Introduction

This Design Statement relates to the proposed demolition of a detached flat roof garage and the construction of a single dwelling

2.0 The Land / Property

The existing land is owned by the applicant at no 20 Lidgett Lane. The land comprises a detached timber framed dilapidated double sized garage with flat felt roofing. The applicant parks vehicles and a caravan on the land

The driveway the land / property is accessed from is private and serves parking for 4 dwellings (20, 20a, 20b, 22 and a bakery (which ceased business in 2020). All properties have their own dedicated parking provision

The land is bounded by boundary walls and fences to be retained

The ground is mostly tarmac and paving with some overgrown areas to the rear of the site

3.0 Site Context

The surrounding area is primarily residential with traditional stone and brick dwellings of various ages.

The bakery building closed for business in 2020 and the land has been purchased for development by others.

The proposal land has not been subject to a previous planning application by the land owner, however a previous application by 20B Lidgett Lane wrongly includes the site in a previous application for a first floor extension to their dwelling

The proposal site area is 220m²

4.0 Access

Access to the site is from the dedicated lane which leads off Lidgett Lane. The access lane is a cul de sac and only serves the properties described above. The access lane is in the ownership of 20B Lidgett Lane

The bakery business is not in use so there will not be a net gain in vehicle movement with the proposed new dwelling. Parking for no 20 will move to their own site boundaries (separate application for a new garage provision). The proposed development will have space for two vehicles minimum and maintain access for all other properties'

4.0 Proposal

The applicant is proposing to demolish the existing detached garage to provide land for a new single multi storey dwelling

Existing boundary walls will be retained where possible, however privacy fencing will be introduced to ensure neighbouring properties maintain their own privacy

The new dwelling will be constructed out of materials to suit the existing residential area, the dwelling will have stonework with stone quoins to match adjacent dwellings. All roofing will be pitched to match surrounding roofing (artificial slate). All new windows will be modern slimline upvc double glazing and matching or composite entrance doors. The property will have a small porch and an attached garage.

External areas will be landscaped for parking and maximised amenity space to the rear.

New drainage will connect to existing surface and foul sewers (manholes shown on site drawings).

A waste collection point will be provided within the property boundary

An electric charging point will be provided within the new dwelling garage

5.0 Summary

The development will provide a modern house in a very attractive village which has all amenities and facilities in Skelmanthorpe which is less than half a mile away. There are good schools within 1 mile of the development.

The massing and design of the dwelling has been carefully considered to be in keeping with the size and scale of the existing surrounding dwellings. The main elevations have been orientated so fenestration will not overlook adjacent gardens and amenity areas in accordance with planning policy.

The development complies with the following planning policies

BE1 Design Principles

BE12 Access and amenity space around dwellings

T10 Highway Safety and access improvements

6.0 Photographic Evidence



Existing double garage to be demolished



Rear of double garage to be demolished



Access road from development site