

PLANNING STATEMENT

Proposed demolition of two existing dwellings and one garage and erection of two new dwellings and replacement garage at 410 and 412 Birkby Road, Huddersfield HD2 2DN.

1.0 INTRODUCTION

- 1.1 The application seeks full planning permission for the above.
- 1.2 The application comprises application form and ownership certificate, this Statement, together with the (15No.) drawings and reports listed on the attached Drawing Schedule.

2.0 THE APPLICATION SITE AND LOCALITY.

- 2.1 The Location Plan shows edged red the application site which comprises the private drive from Birkby Road which gives access to the 2No. existing dwellings, 410 and 412 Birkby Road.
- 2.2 410 Birkby Road comprises a substantial detached dormer bungalow with detached garage past which the private drive leads to No. 412 which comprises a 2 storey detached house with detached garage.
- 2.3 Both properties are set within substantial grounds generally consistent with other residential properties served by the private drive and in the general locality along and accessed via Birkby Road.
- 2.4 The only non-residential use in the vicinity is the Church of Jesus Christ of Latter-day Saints situated to the south.
- 2.5 As shown on the topographical plan (Drawing 21.21.04) the two dwellings with their immediate gardens are situated on something of a plateau with the remainder of the land to the east and north sloping steeply downwards.
- 2.6 Trees are located within the site adjacent to those boundaries, close to the site entrance, as well as just outside the south-western corner of the application site. Tree Preservation Order 14/75/a1 relates to the majority of the trees.
- 2.7 To the east lie the gardens of properties on Valley Head, to the north is an area of protected woodland (TPO 19/14/w2), to the west an area of open land and to the south car parking in landscaped grounds related to the adjacent church.

3.0 THE APPLICATION PROPOSALS.

- 3.1 It is proposed to clear the site of all buildings except the existing garage in the garden of No. 410 (approved under reference 2012/91956 on 11 September 2012).
- 3.2 The existing 5 bedroom dormer bungalow with integral garage at 410 will be replaced by a 5 bedroom 2-storey house (Replacement Dwelling B) with integral garage. The detached garage will remain.
- 3.3 The existing house at 412 will be replaced by a 5 bedroom house (Replacement Dwelling A).
- 3.4 The existing detached garage at 412 will be replaced by a new garage with home office space above.
- 3.5 So far as siting is concerned and as shown on the Footprint Comparison Plan (Drawing 21.21.08) essentially the alignment of the replacement dwelling at 410 is retained in a north-east/south-west axis whereas the replacement dwelling at 412 is realigned similarly. Both will therefore enjoy an open aspect as seen from the drive entrance whilst enjoying

- views over a patio, upper garden (giving access to steps down to a lower garden) and the woodland beyond.
- 3.6 Essentially all existing trees will be retained.
The dwellings will be constructed of local natural stone under a slate roof.

4.0 POLICY CONSIDERATIONS.

- 4.1 The site and its immediate area are within an area without notation as shown on the Policies Map which forms part of the adopted Local Plan. The only exception is land to the north (woodland) and west which is shown as a housing site (HS 35)
- 4.2 Policy LP24 of the Local Plan sets out that good design should be at the core of all proposals.
- 4.3 Policy LP30 seeks to protect and enhance biodiversity.
- 4.4 Policy LP33 seeks to protect trees and woodlands of significant amenity.

5.0 ASSESSMENT.

- 5.1 It is considered that the scheme now put forward raises no issues which should prompt concern.
- 5.2 So far as the existing dwellings are concerned they are not unattractive but being 'tucked away' at the end of a long private drive and being neither in a conservation area nor in the setting of a listed building their loss is not considered to justify concern.
- 5.3 In that same overall setting the replacement dwellings and garage are considered to have no significant wider impact. Their siting has carefully addressed the constraints posed by levels and trees as addressed in the submitted reports.
- 5.4 The change in aspect on the plot of No. 412 will ensure that housing development of the land to the west is not prejudiced by overlooking. To the north the development of the allocated land (albeit existing protected woodland) is not prejudiced because of the distance to that boundary.
- 5.5 As such it is considered that key policy considerations have been properly addressed.

6.0 CONCLUSION.

- 6.1 It is considered that the proposals raise no issues that should be of concern in the determination of the application. The application simply proposes the replacement of two dwellings with two new dwellings suited to the requirements of the applicants. The houses will sit comfortably in their large, secluded plots and will have no adverse impact on neighbours, protected trees or the development of adjoining land such as to justify refusal of the application. As such permission should be granted.

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