

Design Statement

Full Planning Application for a New Dwelling

117 Cowlersley Lane
Crosland Hill
HD4 5UE

June 2021

1.0 Introduction

This Statement is provided to support the pre application enquiry for a new dwelling in the grounds of 117 Cowlersley Lane, Crosland Hill

2.0 The Site

The existing site is in the ownership of no 117 Cowlersley Lane which consists of an end terrace stone in the north east of the site. There are no other buildings within the ownership boundary.

The existing property has a pedestrian gated entrance and a separate vehicular gated entrance with a drop kerb from the highway and a small concrete driveway with space for one or two vehicles.

The rest of the site is amenity space with concrete paths, raised planting areas and mainly overgrown vegetation and bushes

The site is enclosed with existing perimeter low walling and hedges which are between 1 to 3.5m high to the full extent of the site. Internal boundaries to the next door neighbour at 115 are minimal at the front, to the rear there is a fence and a hedge.

3.0 Site Context

The surrounding area is primarily residential with traditional stone terraced dwellings with pitched roofing on Cowlersley Lane. Directly opposite (north west) 117 is a Grade 2 listed detached ashlar stone building, currently a day care centre situated in large grounds with ample parking facilities. Behind 117 (south east) on woodside view is a large housing estate of more modern dwelling in brick and render finishes. A Grade 2 listed stone building is situated opposite 117 (south west) across Woodside View, it is currently a nursery playgroup with its own grounds.

(please see the separate Heritage assessment for more detail on surrounding site context)

The current site is approximately 366m² in area

The existing dwelling no 117 is approximately 44m² in area

4.0 Access

Access to the site is from Cowlersley Lane via the existing gated entrances which is more than sufficient for the existing dwelling. The access points are bounded by the existing walls and overgrown hedges / bushes

The next door property at 115 has a right of way from the rear to the access point on Cowlersley Lane

5.0 Planning / History

The property has one previous application in dated 1987 ref (87/02278) which was for the formation of the vehicular access (approved)

6.0 Proposal

The applicant is the owner of the existing dwelling and is proposing the new development to upgrade their living accommodation.

The new dwelling site area will be 206m²

New dwelling area 52m²

The new proposed dwelling will be two storeys with a loft space and include 3 bedrooms, living and utility spaces. The height of the proposed dwelling will be kept in proportion to the neighbouring terrace with similar eaves and minimum required ceiling heights to eliminate overbearing. The new detached dwelling will be relative in scale to the terrace dwelling albeit wider to give more modern living space.

The new dwelling will be constructed from local stone with a pitched traditional tile roof to match the existing terrace and street scene. Doors and windows will be upvc in an appropriate style. The land around the new dwelling will be landscaped for amenity and vehicular use. All materials to be agreed or conditioned in a formal planning application

The existing vehicular entrance will be widened by 2m with direct access from Cowersley Lane and space for 2 vehicles to serve the dwelling to meet planning requirements and road safety, also taking into consideration conservation officer comments. (It should be noted that several other properties have converted gardens to parking on Cowersley Lane without turning facilities).

It is also proposed to a minimal amount of the front wall for the current dwelling to provide one off road space for the existing dwelling

Most dwellings on Cowersley Lane park directly on the road in front of their houses where possible.

An electric charging point will be provided to serve modern vehicles

Existing boundary fences and hedges will be retained, except where new access proposed.

A new boundary fence will be provided to divide the new dwelling site from the existing dwelling while maintaining right of access for 115 to Cowersley Lane from the rear

A waste collection area will be provided within the site to the rear of the property.

7.0 Pre Application Advice

Responses to the advice received in reference to 2021 / 20030

Proposal summary: Construction of a detached dwelling with an actual ridge height of 8.6m approx from finished floor level to the south west of a row of existing terraced properties. The dwelling will have, lounge, kitchen, utility, raised decking to rear, bathroom and 3 bedrooms (inclusive of a loft bedroom with en-suite).

Updated plans are provided listed as below with this updated design statement and separate heritage assessment

CL01A Location Plan

CL02A Existing site

CL03A Proposed Site

CL04A Proposed Plans

CL05A Proposed Elevations

CL06A Street Views

Site: The site is part of the garden to 117 Cowlersley Lane and is unallocated and therefore suitable for residential development (see heritage statement for further site context)

Relevant Planning History: The current property has only had one relevant planning application ref 87/02278 for the formation of a vehicular access with drop kerb which was approved and implemented

Relevant planning Policies: The proposal meets the majority of local policies in the Local Plan and NPPF

LP1 Sustainable Development. The building will use modern methods of construction and meet the current building regulations in terms of heat loss control and suitable materials

LP2 Place Shaping. The development will provide a new dwelling in a popular local residential area

LP3 Location. The area is mainly residential so the development is appropriate

LP11 Housing. The new dwelling is in keeping with the surrounding area and will provide a further affordable dwelling for the open market

LP21 Highways and Access. The proposal will meet highways requirements as far as possible and this is explained further in this report

LP22 Parking. Sufficient off road parking will be provided off street in the property boundary for the new dwelling

LP24 Good Design. The building will be a traditional design in keeping with the local area and sensitive to the amenity of the nearby listed assets

7.0a Pre Application Advice Continued

LP31 Strategic Green Infrastructure Network. The proposal does not require the removal of any mature trees, some minor shrubs and hedging will be removed, however managed planting will be introduced, if necessary bat or bird boxes can be introduced

LP35 Historic Environment. There are several listed buildings in the vicinity, however the development will not have a negative heritage impact and an assessment has been carried out separately.

LP52 Environmental Quality. The proposal will not be detrimental to the environment and will where possible use modern construction and sustainable fuel requirements, including excellent insulation standards, energy saving considerations and electric car charging point

Chapter 2 Achieving sustainable development. As described in LP1 previously

Chapter 4 Decision making. A pre application process has been undertaken to ensure essential information is provided with the application

Chapter 12 Well designed Places. The development will be high quality and well designed

Chapter 14 Climate Change. The new building will be well insulated and use materials and techniques to reduce energy use and heat loss

Chapter 15 Conservation / Natural Environment. The majority of hedges and trees will be maintained, the main character of the site will not be affected

Chapter 16 Historic Environment. The proposal has taken into account the surrounding historic buildings and the new dwelling will not negatively affect the adjacent properties

The new dwelling will be constructed to national standards and has been designed with this in mind

The vehicular access will be appropriate to the Highway Design Guide standards as far as practically possible due to site constraints.

The pre application enquiry referred to the new Kirklees Council Quality Places SPD's, expressively the housebuilder design guide, these standards have been considered briefly as the SPDs also refer to the local plan policies raised in the pre application enquiry

Site Layout

Density (7.1) The new dwelling is appropriate in size to its setting and surrounding buildings

Building Line (7.2) The new dwelling maintains the current building form in context with the existing terrace and the building line to front and rear is maintained

Residential amenity (7.3) The new dwelling will have similar amenity to the existing terrace

Connectivity (7.7) The site is in a popular suburb with suitable walking, cycling, road and public transport connections

Parking (7.9) The development proposes 2 off road parking spaces for the new dwelling as appropriate for the size of dwelling, due to the nature of the street compromises between road safety and visual amenity will be unavoidable

7.0b Pre Application Advice Continued

Architectural Details

Materials and detailing (8.1) The development will use material relevant to the surrounding buildings and street scene, natural stone walling, Welsh slate pitched roofing, stone heads and cills, Fenestration (8.2) Door and window openings will be appropriate in style and scale to the original terrace, albeit in relation to the dwelling differences (room heights, width etc). The front and open side gable critically kept simple to suit the existing street scene with no rooflights to the front.

Home Design

Space Standards (9.1) The new dwelling will provide a 3 bedroom family sized home in accordance with nationally prescribed space standards, the bedroom will be in excess of these requirement with more that adequate storage space

Outdoor Space (9.2) The outdoor space will be sufficient for a 3 bedroom dwelling and similar to the existing terraced dwellings which also have 3 bedrooms (albeit to a smaller standard)

Energy efficiency (9.3) The new dwelling will be well insulated to minimum building regulation standards or better, electrical fittings will be low energy usage, new heating requirements will be provided using energy saving a rated equipment, doors and windows will have e glazing to reduce heat loss. An electric car charging point will be installed for electric vehicle charging to promote conservation of fuel.

Waste (9.4) A suitable waste collection point for refuse bins will be maintained to the rear of the property (away from the street view). Black and green bins will be provided to promote recycling.

Pre application consultations

Conservation and Design. I response to conservation officers comments and the planners recommendations a heritage assessment has been provided separately.

Highways Development Management. Highways had no objections to the proposal in principle and comments have been addressed. Waste storage has been provide to the rear of the property away from any access. A visibility s[-play of 2.4m x 43m has been shown on the site plan, all planting has been removed from the front of the highway and the existing wall is only 0.7m high which is compliant with officer comments. Sightlines will not be hindered.

Principle of development. The development should be supported as the proposal supports sustainable building that is appropriate for the existing land space and for the provision of new housing. The site is small in nature and will provide one new dwelling.

7.0c Pre Application Advice Continued

Visual Amenity. The proposed dwelling is appropriate in terms of scale and siting. The dwelling is a similar size to the existing terraced dwelling albeit 1 m wider. Building lines to front and rear are maintained. In terms of visual amenity and taking on board conservation officer concerns a separate heritage assessment has been produced to consider points raised in the pre app.

The main concerns were proximity to one listed building to the south west directly opposite the site across Woodside View

Removal of front wall for parking – the amount of wall to be removed has been reduced, waste bin storage has been allocated to the rear of the dwelling away from the frontage and new managed planting 9shrubs / small slow growing trees will be provide to the side of the existing fence to soften views especially to the listed building adjacent.

There must be a compromise between visual impacts of off street parking and conservation officer comments to meet highway design guide requirements. Road safety and parking provision should be provided for new dwellings. Visual amenity will be lessened to the listed building to the south west due to the existing timber fence and proposed planting. The listed building to the north west is set further back and has an extensive car park adjacent Cowersley Lane.

Rooflights to the front of the proposed dwelling have been removed from the design. Rooflights to the rear elevation will be low profile and set into the roof structure similar to conservation type rooflights (these are the main means of natural light to the loft space).

The conservation officer commented on materials and design, the blank gable (similar to the existing terrace gable in size) will now have a small loft window with stone head and cill. The walls will be built from local natural stone and gauged to match the existing terrace, cills and heads will also be ashlar stone in keeping with existing. The roof will be natural slate and a similar pitch. It should be noted the nearest part of the listed building is 20.7m from the proposed new gable wall. There are also nearby dwellings and flats built from unsympathetic materials to the listed building (brickwork, render and concrete tiles) it is recognised that these other buildings will not have been regulated to today's standards.

Residential Amenity. The pre application consider the development appropriate in its settings and will have limited impact on neighbouring properties due to the orientation of the site and the proposed fenestration, there is one slight change in the provision of a small window to the gable facing 119/121 Woodside View, this primarily for light to the loft room. Impact on 14 / 16 Woodside view. The new dwelling will be built directly behind 14 and 16a similar distance to the existing dwelling 117. The officers main concern was overlooking of the current windows of 114 / 116. 114 and 116 are ground and first floor flats. The existing windows are mainly utility windows to the landing and bathrooms, there is one habitable window but this will be directly opposite the bathroom window of the new dwelling and closer to the existing bedroom window of 117. There is no significant difference in distance and loss of amenity. The new rear wall will be approx. 12.7m away from the wall of 14 and 16, however this is the same as the existing dwelling 117. 14 / 16 are significantly shielded from view by existing trees and bushes that will be maintained.

7.0d Pre Application Advice Continued

Residential Amenity Cont. It is noted that the pre application mentions separation distances between dwellings and existing buildings and they should be considered. It would be impossible to adhere perfectly to the standard guidelines due to the position and size of the plot. The new dwelling is an appropriate size in relation to the existing terrace and building lines have been maintained. The new dwelling is the same distance from 14/16 Woodside View as the existing plot dwelling 117.

Impact on Highway Safety. The original proposal of two off street spaces for the existing dwelling and the proposed dwelling was considered appropriate in accordance with the highway design guide, however taking highways comments and the conservation officers comments on board this has been reduced to 1 for the existing dwelling and 2 for the proposed dwelling for the following reasons- The existing dwelling has a drop kerb and off street parking for 1 to 2 cars, it also has available space directly in front of 117. It is considered suitable to reduce the amount of wall removed to take on board conservation comments for visual amenity. 117 can still have one off street space and parking on the road in front. (it should be noted that the other dwellings in the terrace do not have off street parking, if the amount of off street parking becomes an issue, parking for 117 could revert to on street parking as other dwellings in the row). It would seem sensible to have 2 off street spaces for the new dwelling. We would also reduce the amount of wall removed to appease amenity. The proposal would include extending the drop kerb under an S184 by 2m either side for access requirements. Visibility spays will be achieved as requested as the front walls will be void of high planting and the wall is less than 0.7m high. The extension of the dropped kerb could also prevent other vehicles parking near the junction of Cowlersley Lane and woodside View to improve safety.

The above parking arrangement as shown on the application plans has been presented to ensure the new dwelling complies with highways safety and is sensitive to the conservation officer comments in relation to visual aesthetics of the street. Parking arrangements can be revisited if necessary.

Climate Change. All new buildings consider climate change and this is effectively controlled by conforming to building regulations minimum standards and better. The building will be highly insulated, energy saving installations will be installed (LED lights, A rated condensing boiler, timer controls, smart meters, e glazing etc). Materials choices and good detail design will be incorporated to reduce cold bridges and energy loss.

National Design Guide 2019. (Resources) The NDS is a valuable design tool more suited to medium / large scale developments however it is recognised that the principles hold for most developments. The proposal has taken on board the existing environment and buildings, the scale of the proposal is appropriate. The general aspect of the plot is ideal for a new dwelling to prevent solar gain so the buildings mass, insulation and heating can be appropriate for the site. The new dwelling will be adequately heated and ventilated in accordance with Part L of the building regulations

8.0 Summary

The development will provide a modern dwelling with all necessary amenities

The dwelling is situated in a popular area with shopping facilities less than a mile away in Milnsbridge, 2 miles from Slaithwaite and 1.5 miles to Huddersfield Town Centre which easily accessible. There are good schools and public transport routes in the local area. There are several local shops on Cowlersley Lane

The development will not be detrimental to the street scene and the heritage of the immediate area
The development has been designed taking on board comments from the per application enquiry and the following

Kirklees Council Local Plan

Quality Places Housebuilder Design Guide SPD

National Planning Policy Framework

National Design Guide

8.0 Photographic Evidence



Aerial view of the existing site



Front view of property showing existing access points



View of plot looking down Cowlersley Lane

8.0a Photographic Evidence



View of 14 and 16
Woodside View in relation
to 117 Cowlersley Lane



View of rear plot looking
at 14/16 Woodside View
which is shielded by
existing trees on
boundary to be retained



View from Cowlersley
Lane down Woodside
view showing distance
between site and 119/121
(listed building) opposite