

PLANNING APPLICATION
FOR
A DETACHED DWELLING WITH
INTEGRAL GARAGE

ADJACENT TO
60 HUDDERSFIELD ROAD
SKELMANTHORPE
HUDDERSFIELD HD8 9AS

ON BEHALF OF
MR AND MRS STEPHENSON

DESIGN AND ACCESS STATEMENT

DATED: JULY 2021

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU
TEL: 01484 854848
FAX : 01484 854949
EMAIL: paul.briggs@northerndesignpartnership.co.uk

1.0 – THE SITE AND EXISTING HOUSE

1.01 – The site is located adjacent to 60 Huddersfield Road, Skelmanthorpe, and is currently the garden to that property. See Images 1 and 2.



Image 1 - The site viewed from Huddersfield Road



Image 2 - The site viewed from the back of the garden to No.60.

1.02 - 60 Huddersfield Road is a stone fronted semi detached dwelling. The remaining walls are brick faced, and the side elevation has 2 ground floor windows facing the garden. These windows serve the kitchen and garage.



Image 3 - 60 Huddersfield Road



Image 4 -Side and Rear of No. 60.

2.0 – SITE PLANNING HISTORY

2.01 – We are not aware of any recent planning history on the land or No. 60.

3.0 – PROPOSALS

3.01 - This application seeks to gain planning permission for a detached dwelling with an integral garage.

3.02 - The proposed house is set out to respect the neighbouring properties and general context within which it sits. Image 5 shows the neighbouring house to the West of the site, with its tall proportions and traditional aesthetic.



Image 5 - Neighbouring Property

3.03 - The house is designed to harmonise with the streetscape, relating to the massing, scale, heights and traditional aesthetic of the neighbouring houses and those along Huddersfield Road. This is demonstrated on the proposed site plan and street elevation.

3.04 - The site plan demonstrates that the proposed house will benefit from good levels of garden and amenity space. No.60 will also retain good sized gardens.

3.05 - The materials proposed will also be sympathetic to setting, with coursed natural stone walls and blue slate roof.

4.00 - HIGHWAYS

4.01 - The property will have a 3.0m x 6.0m internally dimensioned garage, and a minimum of 2 other parking spaces.

4.02 - The driveway is set out to permit turning so that cars can enter and leave the site in forward gear.

4.03 - A new vehicle access is created with a gateway set a minimum 5.0m back from the highway edge to allow a car to pull in prior to the gate opening.

4.04 - The existing boundary wall will be re-built to match and be no higher than 900mm to allow visibility in both directions.

5.0 - POLICY

5.01 - The NPPF is in favour of sustainable development. This site is certainly sustainable being located close to the centre of Skelmanthorpe with its full range of amenities. The social objective is met with occupiers being well served by the local shops and facilities, which ensures the support of the existing town and its long term viability.

5.02 - Other policies, including space around dwellings, impact on neighbours, highway safety, context etc are all covered in this report.

6.0 - WILDLIFE

SMALL TREE SPECIMENS AND HEDGING

6.01 - There garden does have some hedging and small tree planting. The hedge to the roadside and between the house and garden will be removed, along with 3 small ornamental trees.

6.02 - All hedging and planting will remain along the rear boundary to both properties

OTHER WILDLIFE CONSIDERATIONS

6.03 - There is no demolition work planned, and the site is not suitable for bat habitation.

6.04 - Further landscaping can be agreed through condition.

7.0 – CONCLUSION

7.01 – The proposed house is designed to respect the setting and the neighbouring properties.

7.02 - The proposals will have no adverse impact on the highway situation.

7.03 - The proposals will provide a detached house with good sized garden areas and amenity along a popular residential street.

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