

# PLANNING APPLICATION

FOR

ALTERATIONS AND CONVERSION  
OF BARN TO DWELLING (WITHIN A  
CONSERVATION AREA)

REAR OF  
MIDWAY HOUSE  
51 AND 53 HUDDERSFIELD ROAD  
MELTHAM  
HOLMFIRTH HD9 4AF

ON BEHALF OF  
MR GILLINGS

DESIGN AND ACCESS STATEMENT  
INCORPORATING HERITAGE STATEMENT  
DATED: SEPTEMBER 2021

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP  
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## **1.00 - CURRENT APPLICATION - PLANNING BACKGROUND**

1.01 - Planning permission was applied for in 2020 (2020/92846) for the demolition of the barn and the erection of 2 detached dwellings, but this was subsequently withdrawn due to a number of concerns.

1.02 - The concerns were predominantly conservation related with the demolition of the barn and type of proposed house being particularly of concern.

## **2.00 - PROPOSALS**

2.01 - A new layout has been prepared with the retention of the original section of the barn and its conversion to a modest dwelling. This proposal has been backed up with a conservation report.

2.02 - A supporting Heritage Statement has been prepared by ARS to justify this proposal.

2.03 - We have included the previous DAS which predominantly remains relevant. We trust Kirklees can support this application.

# APPENDIX ONE - ORIGINAL DESIGN AND ACCESS STATEMENT

## 1.0 - THE SITE

1.01 - The site is located to the rear of 53-55 Huddersfield Road, Meltham. The site is currently vacant and has had no recent use. See Images 1 and 2.



Image 1 - The site



Image 2 - The site

1.02 - The site is unmanaged, and is subject to trespass and occasional undesirable activity.

## **2.0 – SITE PLANNING HISTORY**

2.01 – We are not aware of any recent planning history on the land.

2.02 - Please note that a simultaneous planning application and listed building consent has been submitted for the change of use of Midway House, along with demolition of the extensions to that property.

## **3.0 – PROPOSALS**

3.01 - This application seeks to gain outline permission for two detached dwellings with integral garaging.

3.02 - The proposals include a site layout setting out the two properties. The plan indicates two simple footprints, set out to compare favourably to the neighbouring linear properties. Heights have been indicated which are comparable with the nearby housing.

3.03 - Consideration has been given to the neighbouring properties. The terrace properties to the South (See Image 3) are in excess of 23m from the proposed properties.



Image 3 - Cottages on the Southern boundary

3.04 - With regard to the terrace properties to the Western side of the site (See Image 1 and 4), once again the recommended distances are exceeded.



Image 4 - Terrace properties to West of site.

3.05 - The properties to the Eastern boundary predominantly face away from the site (See image 5). There are however what appears to be two first floor habitable windows that overlook the site. The remaining windows are opaque, and there are none on the ground floor. The site plan is notated to ensure that the proposed dwelling closest to these houses will only have a single storey garage allowing the windows to view over the roof.

3.06 - To facilitate access to the two plots it will be necessary to demolish the existing outbuilding (See images 6 and 7). This is currently in a very poor state of repair. The roof is corrugated and leaks badly, which has caused structural issues over recent years. This building has been used for storage by Concept, the company currently occupying Midway House, but has been a constant target for break ins.



Image 5 - Properties to the East of the site.



Images 6 and 7 - Outbuilding to be demolished

3.07 - There are also proposals to demolish the existing extensions on the rear of Midway House (see image 8 and 9). These are more associated with creating amenity space for the change of use of Midway House (a separate application). Please refer to that application for justification and more information.



Image 8 - Rear extensions to Midway House.



Image 9 - Rear extensions to Midway House.

#### **4.00 - HIGHWAYS**

4.01 - A Supporting statement by Paragon Highways has been included with this submission. This report takes into account that the company Concept will no longer function from Midway House. The report highlights the positives of the scheme, which include;

- a). The number of journeys will not increase.
- b). Regular larger delivery vehicles will no longer be necessary
- c). A turning facility will be provided suitable for a fire tender, which will not only serve the new properties, but will improve access to all the neighbouring properties in the case of an emergency.
- d). Minor alterations to the entrance wall and planting will improve visibility for new and existing users.
- e). Bin collections will be improved for the properties served from the access with the creation of a main collection point.

## **5.0 - POLICY**

5.01 - The NPPF is in favour of sustainable development. This site is certainly sustainable being located in the centre of Meltham 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**

### **TREES**

6.01 - There are a 4 multi stemmed trees (see images 2 and 5) that will require removing along with some minor specimens. The trees/shrubs to be removed have no amenity value, and do impact on neighbouring properties due to proximity. These tree locations are identified on the topographical survey.

6.02 - The main bank of trees on the Northern side of the site will remain unaffected and untouched.

6.03 - To assist with wildlife and habitats it is proposed to maintain a 5.0m zone of scrub along the Northern boundary.

6.04 - Additional planting can be agreed as part of a reserved matters application.

## **BATS**

6.04 - There has been no bat sightings reported to us on the site.

## **7.0 - HERITAGE STATEMENT**

7.01 - The proposed site is within the Conservation Area of Meltham centre.

7.02 - The proposals do include the demolition of an outbuilding and extensions to Midway House. As mentioned the outbuilding is in a poor state of repair. The extensions, although built of quality materials, are of no significance. It has to be considered that the general benefits of the proposals outweigh the need to retain the outbuilding.

7.03 - The proposed site is currently an overgrown and untidy piece of land. The proposals will enhance the site, whilst maintaining the main attributes of the site, the trees on the North boundary. The proposals will enable the land to be maintained in what is a residential setting in the centre of Meltham.

7.04 - Although this is an outline application the proposed dwellings will sit harmoniously on the site, with simple forms and linear footprints. If approved the aesthetic will be controlled by a reserved matters application.

7.05 - Although Midway House is listed, the proposals will have no adverse impact on the building due to the separation distance.

## **8.0 - LAND OWNERSHIP**

8.01 - If approved the applicant is willing to negotiate with the owners of the cottages on the South boundary, to provide some area of rear garden, which they currently lack. This is demonstrated on the site plan.

## **9.0 – CONCLUSION**

9.01 – The proposals will enhance a scruffy and unmaintained area of land in the centre of the Conservation Area. If approved the proposals will ensure the area is improved and not subject to trespass and unsocial behaviour.

9.02 - The proposals will improve amenities for the neighbouring properties as listed below;

- a). Improved emergency vehicle access to numerous properties overlooking the site.
- b). More defined and improved bin collection facilities.
- c). Improved views and outlook.
- d). Improved access onto Huddersfield Road.
- e). Removal of trees of very low amenity, improving light and leaf drop maintenance etc.

9.03 - The site is very sustainable and the properties are spaciouly set out with good sized gardens and amenity.

9.04 - Wildlife mitigation measures are proposed, with the main trees retained and an area of scrub defined.

9.05 - The proposals will in no way harm the character or setting of the listed building (Midway House).

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