

**PROPOSED
DEMOLITION OF EXISTING DWELLINGS
AND ERECTION OF 9 DWELLINGS**

AT

**360 LEES HALL ROAD
THORNHILL LEES
DEWSBURY
WF12 9EW**

DESIGN & ACCESS STATEMENT

SEPTEMBER 2021



1. INTRODUCTION

This application is the renewal of planning approval 2016/62/93659/E. The application was approved in January 2018 for 9 dwellings. However due to services replacement works in Lees Hall Road and the subsequent effects of Covid 19 the start on site was delayed. Works started on site in November 2020 and piled foundation have been installed. However, it was not possible to get all the prestart conditions discharged before the original approval expired. This application renewal seeks approval to allow the project to be completed.

2. THE PROPOSED SCHEME

The application needs approval for the previously approved scheme to erect 9 dwellings on a site accessed from Lees Hall Road. The site is currently an area of wasteland along with a front piece which has four existing semi-detached houses, which would be demolished to make way for the new development. The existing houses are in poor condition, and they would be replaced with better quality houses to support Kirklees Council aspirations to improve the living conditions of the people of Dewsbury.

The site area is approximately 0.27 hectares, and it has a natural slope down from Lees Hall Road. It sits in a long-established residential area with the land to the North of the site being a former landfill site. Access to the site is taken from Lees Hall Road with a new junction providing a connection for a road that serves the new dwellings. The development proposes the construction of 4-bedroom, 2 storey houses with room in the roof space to match the scale of the existing properties that surround the site.

3. KEY ISSUES

The key issues were addressed and agreed previously under application 2016/62/93659 in January 2018. There has been no change in site conditions since that time therefore the same information is provided to support the relevant matters. The supporting information address the key issues in detail, but we have provided an overview of each below:

3.1 Design

The existing dwellings on the site are in a poor state of repair and whilst they have received some cosmetic improvements to keep them habitable, they do not have a long-term future. They would be replaced with new dwellings of an appropriate quality design and scale to relate them to the existing residential context.

The proposed layout uses the site well to create interest in the streetscape as the site falls away to the North. The new layout provides a better urban design solution to the site layout than the existing by creating an improved relationship with the Lees Hall Road frontage.

The proposed site layout complies with the Councils residential amenity guidelines and aspect distances are better than conditions that exist between dwellings around the site currently. Where the proposed layout has dwellings close to existing properties, obscure glazed windows are used to ensure no overlooking

issues occur. All dwellings have appropriate areas of gardens attached to provide good levels of outdoor amenity space.

3.2 Highways

Appropriate levels of on plot car parking and visitor parking are provided in accordance with the Councils guidance. This is important on a small development of this type to ensure that no disturbance occurs across to car parking arrangements in the surrounding streets.

A new junction is formed to Lees Hall Road, and this has appropriate visibility splays provided in line with the previous discussions held with the councils' Highways Development Manager. The site layout includes a turning head that is carefully designed to allow service vehicles to turn on site and leave in a forward's direction.

3.3 Drainage

The new development would take the foul drainage to the existing sewer. The options for surface water were carefully considered and the ground conditions were not appropriate for the preferred soakaway solution. There is no appropriate watercourse nearby that could be used to discharge water. The surface water is therefore taken to an existing storm drain with an outflow of 5l/s with associated water storage facility on site. The use of the public sewer for surface water is the only viable option on this site.

3.4 Coal Mining Contamination

A coal mining risk assessment has been prepared which demonstrates low risk on the site.

The new information submitted with this application is the phase 1 and phase 2 geotechnical site investigations which provide detailed information on site conditions and contamination risk. The ground gas test results are also included with this application.

3.5 Flood Risk

Part of the site sits within Flood Zone 2 and as a result a flood risk assessment is provided along with a sequential test. The report prepared along with the associated exceptions test demonstrate that the site can be safely developed with no risks to residents without increasing flood risk elsewhere.

3.6 Landscape Design and Ecology

The previously agreed landscape design is retained with this application. The prepared layout includes features that improve onsite ecological features for the benefit at wildlife.

3.7 Local Air Quality

All homes will have electric vehicle charging points of an appropriate standard in line with Kirklees Council guidance.

4. CONCLUSION

The application seeks the renewal of the existing planning approval to allow the construction works to recommence on site, to provide family housing to meet local needs. The scheme has not been changed from the previous approval and only additional information has been provided in relation to site conditions. The proposed scheme complies with local and national guidance to deliver housing accord to with the NPPF presumption in favour of sustainable development.