

# DESIGN AND ACCESS STATEMENT

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location	Adj to Glenview, New Mill, Holmfirth, HD9 7LN
application	Outline Planning Application for Erection of Detached Dwelling
client/applicant	Mr J Bowden
job number	21/720
date	December 2021

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Ltd

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## INTRODUCTION

This Design and Access Statement has been produced on behalf of the applicant, this statement forms part of an Outline planning application for the erection of one detached dwelling.

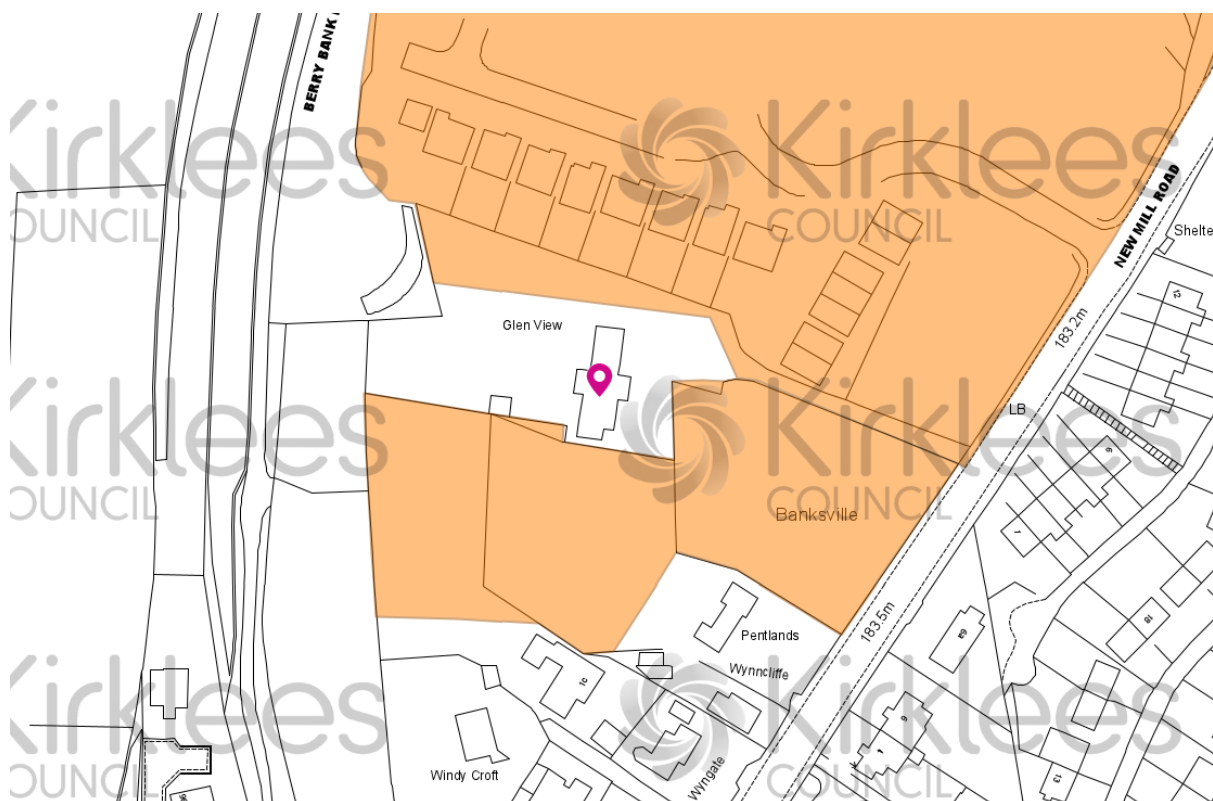
This application is an outline planning application (access) with all other matters reserved. The application simply seeks the approval of 1 detached dwelling. The indicative proposed site plans illustrates how a modest detached dwelling could be configured on site with minimal impact on the applicants property, adjacent new building and other pending residential development land. The existing property, Glenview, will still retain a larger than average amenity area with gardens/external space to all four sides.

This document provides background information on the matters taken into account in formulating the design and explains parts of the development in relation to the site's surrounding area.

The site has a limited planning history with an approval for an extension as listed below.

*2003/94082 – Erection of Single Storey Extension*

The site is unallocated in the Kirklees Local Plan, located between a ribbon of housing allocated land.



## PROPOSAL

This application seeks the approval of the erection of one detached dwelling on land associated with Glenview, New Mill Road.

The proposal situates a dwelling to the rear of Glenview, utilising some of the surplus garden and driveway area.

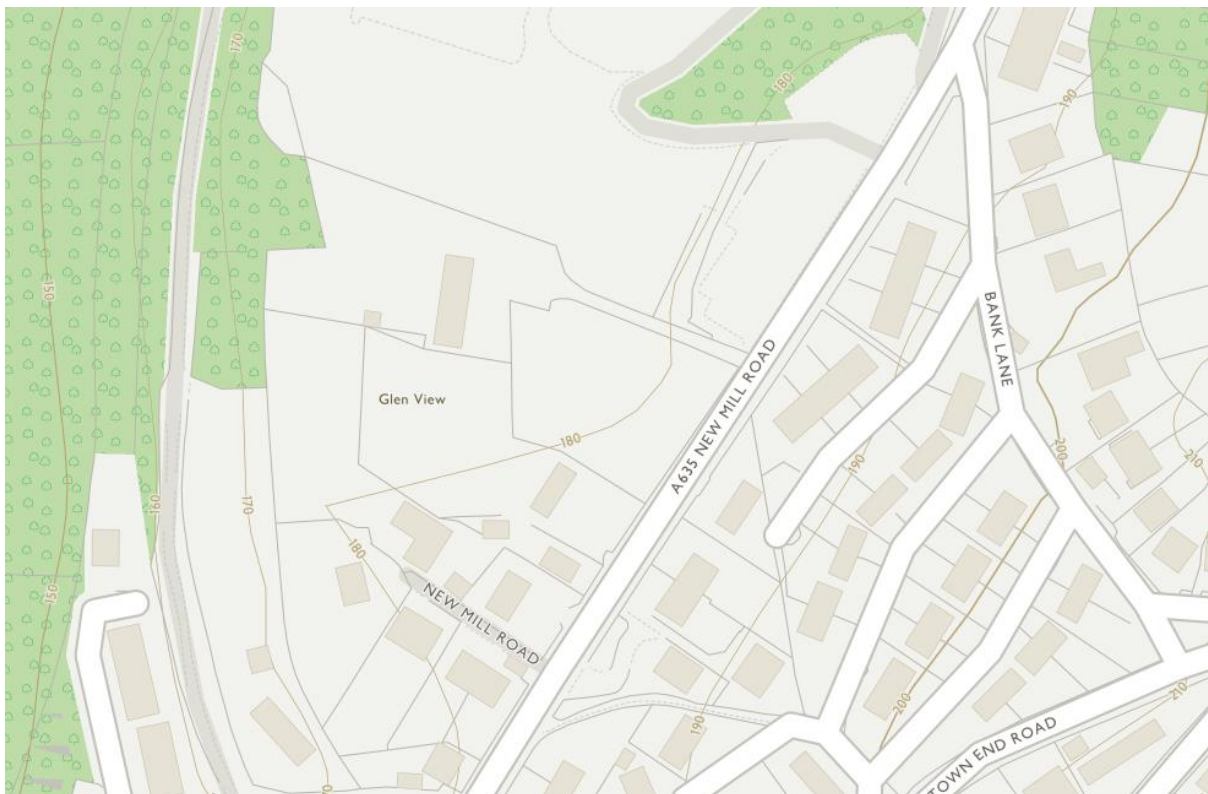
As indicated some of the hard paved areas are being replaced with garden areas which in turn offsets the extent of development and concentration of surface water runoff.

## SITE LOCATION

The site is located on the west side of New Mill Road, within the town of Holmfirth, having a grid reference of SE 1477 0920

The site area amounts to 0.18 hectares.

The land hosts an existing dwelling with existing access served from New Mill Road



## SITE CONTEXT

The existing access slopes from New Mill Road to a fairly level site that hosts Glenview, the existing dwelling which is to remain as part of this proposal.

Surrounding Glenview is an abundance of garden and driveway/parking, some of which is somewhat surplus to the requirements of the existing dwelling.

Neighbouring land is allocated as housing to the North, East and South. The land to the north has an ongoing residential development with the adjacent new properties having rear elevations looking towards the application site, this has been considered while developing the proposals.

The site is located in a residential area and there are a variety of styles and sizes of properties in the local area.

The site is unallocated in the Local Plan but presents an opportunity to make good use of some residual land without creating any undue harm on the street scene or the amenity of others.



## SITE ANALYSIS AND LAYOUT

The indicative layout has been developed taking account of the existing dwelling Glenview, the adjacent developments and the existing TPO's to the west.

The proposal, as shown on the indicative plan is for a 3 bed dwelling with integral double garage. A new driveway would be formed within the site to provide a private driveway, this would also accommodate a turning area to ensure vehicles can turn around and exit the site in a forward gear.

The shape and orientation of the property provides a south facing view to the rear elevation but also positions the plot sufficiently away from the southern boundary to avoid any conflict with the adjacent allocated land, this position also reduces the impact on Glenview.

A dormer room in the roof is suggested over the garage which will provide an active frontage across the driveway and also reduce the impact on the adjacent properties to the north.

The dwelling has also been positioned away from the TPO's along the western boundary.



## DESIGN AND APPEARANCE

The proposed dwelling is considered to be two storey. Whilst the appearance is a reserved matter, the assumption at this stage is that the dwelling would be built from natural stone and in keeping with the vernacular of the area with a blue slate roof.

## LANDSCAPING

Existing self-seeded trees within the site are to be removed.

New boundary fences will be erected to the boundaries of the new plot, these will be 1.8m high timber screen fences with an allowance for wildlife such as hedgehogs.

The proposed parking area will be tarmac, block paviors or resin driveway.

Garden areas will be landscaped by the applicant with the provision of grassed areas, patios and soft landscaped borders.

## **ACCESS**

The existing access from New Mill Road is to be utilised to serve both plots.

The existing private drive New Mill Road will be a shared access with then new access formed to provide new, exclusive access to the proposed dwelling.

Parking and turning areas are retained for the existing property, Glen View, with access and turning illustrated on the indicative site layout. Two external parking spaces are illustrated to the North of the property with a double garage wining the property itself. Therefore providing 4 parking spaces for the suggested 3 bedroomed property.

The site provides internal turning so that vehicles can exit onto New Mill Road in a forward gear.

A bin store is indicated on the indicative layout plan off the driveway. It is considered bins will be presented at the roadside on bin collection day, similar to the existing arrangement.

The existing private access onto New Mill Road has excellent visibility in both directions.

We contend the additional vehicle movements to and from the site, resulting from a 3 bed property, results in a negligible impact on the existing access and junction of New Mill Road.

## **CLIMATE CHANGE**

Kirklees Councils Climate Change Guidance has been considered and factored into these proposals. Whilst the application is outline, for access only, we propose measures are incorporated into the proposed development to ensure the proposals contribute to Kirklees target for achieving 'net zero' carbon emissions by 2038. The following measures could easily be implemented;

- The property will have 1 electrical vehicle charging point installed.
- Rainwater harvesting could be incorporated with rainwater butts.
- Soft landscaping is shown around the proposed property to promote biodiversity. The existing tree line to the West of the property will be maintained negating any detrimental ecological impact.
- Smart energy metering and visual displays showing energy consumption can be installed within the dwelling.
- All lighting (internally and externally) can be LED to reduce energy consumption.
- Building services controls, including the use of thermostatic valves and temperature regulated thermostats can be incorporated therefore reducing unnecessary energy consumption.
- The external amenity space provides opportunity for hanging space.

## **CONCLUSION**

The proposed development represents a sustainable form of development that would not have any unacceptable impact for the reasons set out above. The proposals would sufficiently accord with the adopted planning policy and guidance. The Local Planning Authority are respectfully urged to grant consent for the scheme.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.