

Jade3 Architecture Ltd

Job reference: 2021 enquiry 93
Address: **demolition of an existing bungalow and erection of a 2no semi-detached 2 storey dwelling at no1 Una Place, Huddersfield**
Date: 8-1-2022 A updated 20-1-2022 as 2no semi-detached
Extra notes: **Design and access report with planning statement**

Design statement

The design statement is prepared in accordance with the CABI's publication 'design and access statements – how to write, read and use them' (2006) headings.

Introduction

Jade3 has been asked by client Mr Akbary Hussain to advise on a full planning application for “ **demolition of an existing bungalow and erection of a 2no semi-detached 2 storey dwelling**” at no1 Una Place, Huddersfield. However, application ref no 2022/62/90203/W was refused on 23-3-2022. As a result, a 'free go' application is now being resubmitted.

Excerpts of the reason for refusal is attached below

- 1. The proposed new dwellings, by reason of their being two-storey with rear facing bedroom windows and because of their closeness to the rear site boundary, would result in a materially greater degree of overlooking of the rear gardens of neighbouring properties, in particular no. 59 George Avenue, than exists at present. It is considered that this would lead to an unacceptable loss of privacy for existing occupants and would also compromise privacy for the occupants of the new dwellings. It would thereby fail to provide a high standard of amenity for future and neighbouring occupiers, and would not accord with the aims of LP24(b) and Principle 6 of the Housebuilders Design Guide Supplementary Planning Document.*

Noted. A revised design have now been prepared so that ensuite, bathroom and stair can be relocated towards the rear where the rear first floor windows are to be ib frosted glass.

- 2. Proposed parking provision, at two spaces per dwelling, is deemed inadequate for a four-bedroom house taking into account the location and accessibility of the site and the size of the dwelling as required by Policy LP22*

of the Kirklees Local Plan and Principle 12 of the Housebuilders Design Guide Supplementary Planning Document. It is therefore likely that the development would give rise to increased parking on the public highway. The development would therefore not ensure the safe and efficient flow of traffic as required by Policy LP21 of the Kirklees Local Plan.

The UDP appendix 2 for car parking guidelines stated that houses that are less than 140sqm requires 2 cars and more than 140sqm requires 3 cars and therefore am surprised you have used this as a reason for refusal. The internal footprint of the semi-detached is only 128sqm. This is very unfair. However, the updated design albeit within the same footprint, have achieved 3 bedrooms only. Therefore 2 car parking spaces should be more than adequate.

The existing bungalow is a timber framed construction and is in a poor state. The site is over-grown and does not meet with building control regulations.



Rear view of bungalow

The facilities internally are also not adequate for today's living standards and also lack the amenities for everyday use. It is more viable and practical to replace this bungalow with a modern normal 2 storey 2no semi-detached dwelling.

Jade3 Architecture Ltd

RIBA 
Chartered Practice



Site and area assessment

Physical, social and economic characteristics

The corner has an existing bungalow. The opposite corner has a 3.5 storey Victorian style building. The remaining surrounding area is mainly 2 storey dwellings.



Front view of bungalow



Aerial view of bungalow

Jade3 Architecture Ltd

RIBA 
Chartered Practice



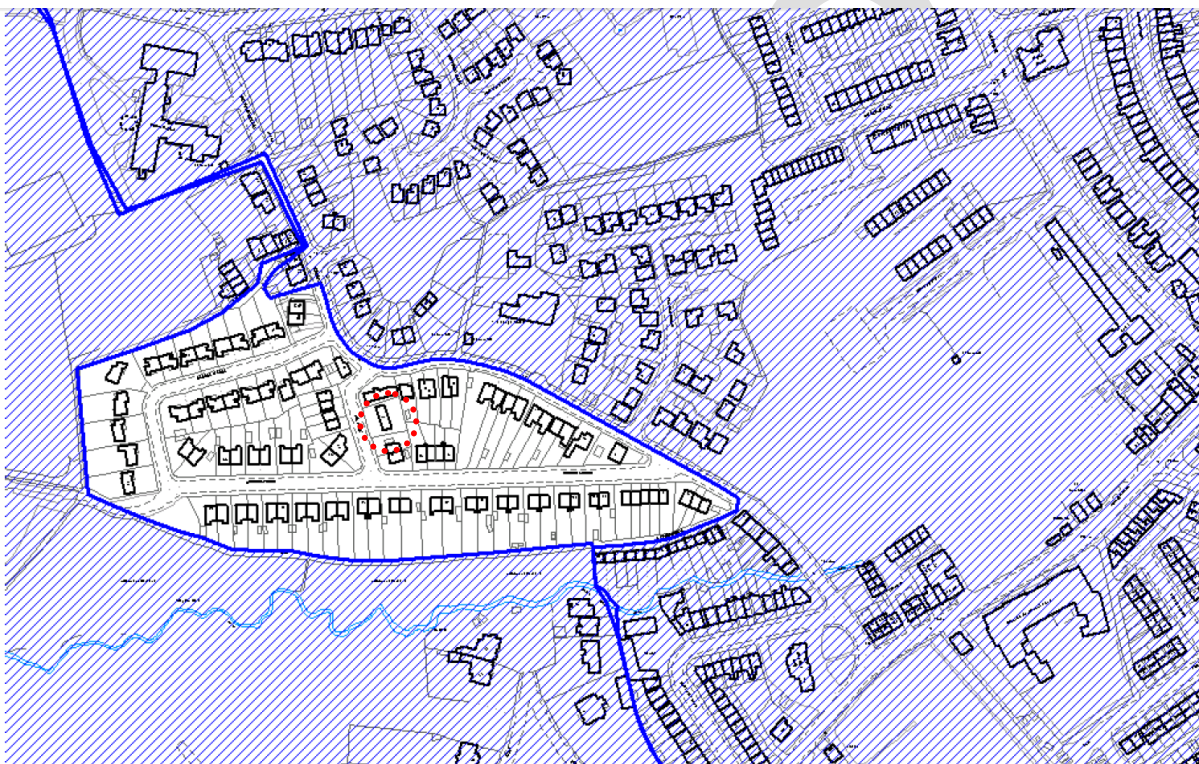
Part corner site with adjacent bungalow



Adjacent dwelling

Evaluation

The site is sandwiched between Birkby and Edgerton conservation areas but **NOT** within the conservation area, meaning the design can be modern. However, in order to respect the area, the building materials used is to complement the area and using natural stone on walls with tiled roofs. The massing and detailing within the surrounding area vary, there is bungalow massing and there is a tall 3.5 storey massing at the corner.



sandwiched between Birkby and Edgerton conservation areas

Scale

The scale is to ensure the new 2no semi-detached dwelling does not appear overbearing. The height has been kept similar to the adjacent 2 storey property and the bungalow.

Access

The site will be accessed via Una Place that currently provides access to all houses on Una Place and is unaffected. The site itself has an existing access point, however, a new central vehicular access point is to be created to access into the driveway and

Jade3 Architecture Ltd

the integral single garage which is similar to all the existing properties along Una Place. Una Place is a short stub road where on-site parking and turning facility will be available and is unchanged.

The dwelling will be part M compliant with level threshold and toilet is available at ground floor level.

- The overall site is relatively flat without any additional digging.
- Anyone can access into the property via the open access onto the front elevation.
- All aspects of the dwelling is to be designed to suit DDA requirements and to Part M of the building Control requirements.

Kirklees Publication Local Plan: adopted 27-2-2019

- ☐ **LP1** – Presumption in favour of sustainable development
- ☐ **LP2** – Place shaping
- ☐ **LP21** – Highway and access
- ☐ **LP22** – Parking
- ☐ **LP23-** Core walking and cycling network
- ☐ **LP24** – Design
- ☐ **LP26-** Renewable and low carbon energy
- ☐ **LP27-** Flood risk
- ☐ **LP28-** Drainage
- ☐ **LP32-** Landscape
- ☐ **LP33-** Trees
- ☐ **LP35-** Historic environment
- ☐ **LP51** – Protection and improvement of local air quality

National Policies and Guidance

National planning policy (NPPF) published February 2019,

- ☐ **chapter 2-** achieving sustainable development
- ☐ **Chapter 3** – Plan making
- ☐ **Chapter 4** – decision making
- ☐ **Chapter 9-** Promoting sustainable transport
- ☐ **Chapter 11-** Making effective use of land
- ☐ **Chapter 12** – achieving well designed places
- ☐ **Chapter 15-** Conserving and enhancing the natural environment

Jade3 Architecture Ltd

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 2) Impact on visual amenity
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Conclusion

1 – Principle of development

Sustainable Development

NPPF chapter 2 Paragraph 7-14 and LP1 outlined a presumption in favour of sustainable development. NPPF Chapter 2, Paragraph 7 identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation, ie NPPF Chapter 2, Paragraph.8.

The dimensions of sustainable development will be considered throughout the proposal.

1.2 – Land allocation

All these considerations are being addressed in this assessment and consideration given to the adopted local plan. The site is within the Huddersfield sub-area.

2 – Impact on visual amenity

Since the 2no semi-detached dwelling design are in keeping with the original architecture, the 2 storey proposal would need to replicate the existing stone walls appearance and tiled roof so that they are in keeping with the adjacent existing properties.

The overall design does not cause any over bearing or over-looking issues to the sides or rear neighbours. The side windows have frosted glass. The massing creates visually attractive design and also providing the necessary accommodation for any large family needs. The 2no semi-detached has 4 decent double bedrooms and an open planned lounge/kitchen and dining facilities. Therefore the 2no semi-detached dwelling adds to the local distinctiveness and retained the local identity.

Jade3 Architecture Ltd

For the reasons outlined above, the 2no semi-detached proposal is deemed acceptable under Policy LP24 with regards to the form, scale, layout and details of development should respect and enhance the character of the townscape. The principle of a 2 storey massing on this large site, is considered acceptable and would not have any significant harm being caused to the visual amenity of the area. There is ample of garden available on the side and rear for amenity purposes for the occupiers. There is also adequate car parking provision. Therefore the proposal would meet with LP24 and NPPF Chapter 12 paragraphs 124-132.

3 – Impact on residential amenity

The views of the immediate neighbours on both side of the property are not affected as they can look over towards the rear and beyond unhindered by the proposals. Nevertheless, given the large size of this garden plot now, it is not considered that the visual or physical impact would significantly detract from the amenity of both adjacent and rear occupiers. The 2 storey 2no semi-detached dwelling is still at a considerable distance away from the immediate rear neighbours and respect privacy issues.

The proposal is not anticipated to cause result in material harm to the amenity of nearby dwellings. Having completed the 2no semi-detached dwelling, there are still adequate garden for the family to enjoy. Furthermore future residents are anticipated to have an acceptable amenity standards as well. The proposal is considered to be in compliance with Policy LP24 and NPPF Chapter 11, Paragraph 117.

4 – Impact on highway safety

The site hosts a sufficient level of off-road parking for the scale of the proposed dwelling. The car parking arrangements is not affected and also does not cause any highways impact. There are 2no car parking spaces can be accommodated along the front driveway forecourt and into the integral single garage. Electric charging points for the respective electric cars have been provided. The proposal is concluded not to be detrimental to highway safety or efficiency, and is deemed to comply with Policy LP21 and NPPF chapter 9, paragraphs 102 and 103.

5 – Other matters

5.1 – The provision of housing at a time of shortage

Taking the above into account, the provision of only a 2no semi-detached dwelling with 4no double bedrooms and with adequate amenities and facilities is large

Jade3 Architecture Ltd

enough for today's living standards. This proposal forms a home with 4 no large doubled bedrooms with ensuite is adequate for any families. Therefore it will add to the housing shortfall in the district and the proposal does not outweigh the visual harm as identified elsewhere in this assessment.

5.2 – Air quality

In accordance with Policy LP51 protection and improvement of local air quality, it is considered reasonable and necessary that the proposed dwelling could have photovoltaic solar panels installed on the south facing aspect of the roof. (where required which can be a retro-fit to suit fundings availability)

This proposal also has electric vehicle charging points. This would also comply with Policy LP24. The purpose of this is to promote modes of transport with low impact on air quality which our clients are keen to endorse. .

Electric Vehicle Charging Points

A dedicated electric facility will be provided inside the double garage and maybe one outside the driveway for charging electric vehicles and other ultra-low emission vehicles to meet the following minimum standard for numbers and power output:-

- A Standard electric vehicle charging point which is capable of providing a continuous supply of at least 16A (3.5kW). A 32A (7kW) is however more likely to be future proof and would be preferred option
- Standard charging points for single residential properties that meet the requirements specified in the latest version of “*Minimum technical specification - Electric Vehicle Home charge Scheme (EVHS)*” by the Office for Low Emission Vehicles. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 sockets .
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.

Jade3 Architecture Ltd

Planning statement

The proposal for the new special detached home meet with the following
Kirklees Local Plan Policies

Policy LP1

Presumption in favour of sustainable development

When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Proposals that accord with the policies in the Kirklees Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the proposal or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:

- a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- b. specific policies in that Framework indicate that development should be restricted.*

Noted. We believe that this 2 storey proposal is considered acceptable and therefore should be seen as being a sustainable redevelopment and should be supported positively.

Policy LP2

Place shaping

All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan, in order to protect and enhance the qualities which contribute to the character of these places, as set out in the four sub-area statement boxes below:

Jade3 Architecture Ltd

Statement Place Shaping - Huddersfield Strengths/opportunities for growth

Frequent rail services to major cities across the north of England from Huddersfield station, as well as services to other towns in Kirklees and West Yorkshire. Good access to the M62, particularly from the north. Frequent bus network connecting Huddersfield town centre to outlying areas of the town and to other areas in Kirklees and elsewhere in West Yorkshire. Priority in Kirklees Economic Strategy to revitalise Huddersfield town centre

The University of Huddersfield and Kirklees College potentially attracting investment. The town centre is a focus for shopping and leisure and there are opportunities to enhance this provision; including through enhanced independent retail.

Attractive buildings and spaces of historic and architectural interest in the town centre. The town centre is the district's main cultural and leisure hub with opportunities to enhance this provision, along with links to the Stadium and proposed HD One development. Many areas of the town have good access to green spaces and the surrounding countryside for leisure opportunities.

Greenways present opportunities for walking and cycling, including proposed enhancements to the cycle network to Golcar and connections to the Calder Valley. Strong and innovative manufacturing sector linked to educational establishments.

The River Holme, River Colne, Huddersfield Narrow Canal and Huddersfield Broad canal, with the Aspley Marina and Waterfront Quarter can provide attractive settings for development and attract investment. Green Flag parks at Beaumont Park and Greenhead Park are leisure and recreation assets.

Economic opportunities in the creative sector linked to the University, Kirklees College and media centre. Mixed use development in sites around the town centre such as the Waterfront Quarter, former Sports Centre and Technical College site. Strong housing market in the north of Huddersfield. District centres at Almondbury, Lindley, Marsh and Moldgreen meeting a range of everyday shopping and service needs, along with other local centres throughout Huddersfield.

Challenges to growth

Traffic congestion and poor access to M1 from across Huddersfield and poor access to M62 from the south. Maximising the potential of the relatively flatter and accessible potential development locations. Flatter areas at low levels tend to be at

Jade3 Architecture Ltd

risk of flooding. Poor air quality in some areas. Pockets of high unemployment, deprivation and poor health.

The housing market is weak in some areas, which may be a barrier to development of brownfield sites. Some historic buildings are in poor condition, with the Conservation Areas at Birkby and Edgerton on the Heritage at Risk register Shortfall of Grade A office accommodation and private sector service employers relative to other large towns. Traffic detracting from environmental quality around Huddersfield town centre on the ring road and also Marsh and Moldgreen centres which are located on arterial roads.

The land is unallocated. The proposal is considered to provide a good design and contribution towards the place shaping and enhance the visual qualities of the building and surrounding area and outweighs the visual harm of the character and setting of the area.

The building materials specified matches the existing aesthetics and will be visually consistent around the surroundings. The proposal meet with the aspirations of the local and national policies and also meeting with our clients brief and requirements.

Policy LP21

Highways and access

Proposals shall demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users.

New development will normally be permitted where safe and suitable access to the site can be achieved for all people and where the residual cumulative impacts of development are not severe. Proposals shall demonstrate adequate information and mitigation measures to avoid a detrimental impact on highway safety and the local highway network. Proposals shall also consider any impacts on the Strategic Road Network.

All proposals shall:

- a. ensure the safe and efficient flow of traffic within the development and on the surrounding highway network;*
- b. where needed, provide new infrastructure or improvements on or off site to ensure safe access from the highway network for pedestrians, cyclists, public transport users and private vehicles;*
- c. be accompanied by a supporting Transport Assessment or Transport Statement where the development would generate significant trip generation, providing detail as to the impact on highway safety, air quality, noise and light restrictions;*

Jade3 Architecture Ltd

- d. take into account changes in site levels and topography to ensure the development can be accessed easily and safely by all sections of the community and by different modes of transport;*
- e. take into account the features of surrounding roads and footpaths and provide adequate layout and visibility to allow the development to be accessed safely;*
- f. take into account access for emergency, service and refuse collection vehicles;*
- g. provide on-site safe, secure and convenient cycle parking/storage facilities to encourage sustainable travel modes.*

The proposal does not cause any highway issues as 2no cars can be parked on site driveway forecourt and within the integral single garage.

Policy LP22 **Parking**

The provision of parking will be based on the following principles:

- a. in town, district and local centres, car parks close to the main shopping area will be for short-stay use and peripheral car parks for long stay use;*
- b. long stay parking in town centres will be reduced progressively in conjunction with improvements to sustainable transport opportunities, where appropriate;*
- c. provision of private non-residential parking in town centres will not be permitted unless it can be demonstrated that it is required for operational reasons. Where such provision is permitted appropriate arrangements will need to be put in place to provide management arrangements consistent with public parking in the centre;*
- d. provision of residential parking schemes within town centres for private vehicles/motorcycles/and cycles will be permitted; where appropriate and where schemes can be shown to enhance residential developments in the town centre;*
- e. car parking provision in new developments will be determined by the availability of public transport, the accessibility of the site, location of the development, local car ownership levels and the type, mix and use of the development;*
- f. new developments will incorporate flexibly designed minimum parking spaces for private cars, considering a range of solutions, to provide the most efficient arrangement of safe, secure, convenient and visually unobtrusive car parking within the site including a mix of on and off street parking in accordance with current guidance;*
- g. provision will be made to meet the needs of cyclists for cycling parking in new developments;*
- h. provision will be made to accommodate the needs of disabled people for the parking of vehicles.*

All proposals shall provide full details of the design and levels of proposed parking provision. They should demonstrate how the design and amount of parking proposed

Jade3 Architecture Ltd

is the most efficient use of land within the development as part of encouraging sustainable travel.

Noted. There is adequate car parking within the site demise. Under the UDP appendix 2 for car parking guidelines, it stated that houses less than 140sqm would only require 2 car parking spaces. Currently there are 2 car parking spaces proposed. One inside the single garage and one outside the driveway forecourt.

The driveway forecourt can easily accommodate 2no cars plus one in the single garage, ie a total of 3 car parking spaces if required.

Policy LP23

Core walking and cycling network

The core walking and cycling network as shown on the Policies Map will provide an integrated system of cycle routes, public footpaths and bridleways that provide opportunity for alternative sustainable means of travel throughout the district and provide efficient links to urban centres and sites allocated for development in the Local Plan.

The core cycling and walking network will be safeguarded and extended to provide opportunities to reduce the number of car journeys and to link settlements, employment sites and transport hubs. The safeguarding of the network will also provide further opportunities for leisure uses, cycling, walking and riding in the countryside by linking to existing bridleways and national trails where appropriate.

Disused railway lines and waterways throughout the district shall be protected from other forms of development to safeguard their potential to be reinstated to their former use for commercial or leisure purposes or to extend the cycling or footpath networks.

Proposals that may prejudice the function, continuity or implementation of the core walking and cycling network will not be permitted. Existing public rights of way that form part of the core walking and cycling network or elsewhere will be protected and enhanced.

Proposals shall seek to integrate into existing and proposed cycling and walking routes as identified in the core walking and cycling network by providing connecting links where appropriate; and regard shall also be had to linking to Strategic Green Infrastructure networks as identified on the Policies Map. Where there is an identified need, extensions or enhancements to the existing network can be secured through

Jade3 Architecture Ltd

scheme design, planning conditions and planning obligations if this does not prejudice the overall viability of the development.

The location is ideal and within walking distance to local shops especially on Blacker Road which is within 5-10 minutes walk to the asian retail shops. The local village shopping is Asda which is a 5 minute drive. The nearest village into Brighouse is a 10 minute drive where plenty of shops and facilities are available. Huddersfield town centre is literally 5 minutes drive away and the location is easily accessible onto the J23 or J24, M62 motorway.

Policy LP24

Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review. Proposals should promote good design by ensuring:

- a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;*
- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;*
- c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;*
- d. high levels of sustainability, to a degree proportionate to the proposal, through:*
 - i. The re-use and adaptation of existing buildings, where practicable;*
 - ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;*
 - iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;*
 - iv. where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;*
 - v. providing charging points to encourage the use of electric and low emission vehicles;*

Jade3 Architecture Ltd

vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;

vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;

viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.

e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;

f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;

g. any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;

h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;

i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and

j. the provision of public art where appropriate

The form, scale, layout, details and the use of building materials respects and enhances the character of the surrounding area. Adequate level of amenity spaces at the rear with remaining garden is still available amenities for any families to enjoy. The orientation also allows the placing of photovoltaics solar panels (if and when required) onto the proposed eastern or western facing aspect pitched roof and maximises its energy usage. Therefore it accords with policy LP24(a)

The design has taken into account the secured by design approach and minimise the crime risks as it is a simple rectangular shaped design and there are no awkward areas in the layout where burglars can hide. The scale, massing, details and building materials are all in accordance with the surrounding buildings.

The proposal is also set at a considerable distance away from the immediate rear neighbour and allowing adequate privacy distances, respecting over-looking and appropriate landscape screening to be provided. Therefore the proposals meets with LP24(b)

Policy LP26

Renewable and low carbon energy

Renewable and low carbon energy proposals (excluding wind) will be supported and planning permission granted where the following criteria are met:

- a. the proposal would not have an unacceptable impact on landscape character and visual appearance of the local area, including the urban environment;*
- b. the proposal would not have either individually or cumulatively an unacceptable impact on protected species, designated sites of importance for biodiversity or heritage assets;*
- c. the statutory protection of any area would not be compromised by the development;*
- d. any noise, odour, traffic or other impact of development is mitigated so as not to cause unacceptable detriment to local amenity;*
- e. any significant adverse effects of the proposal are mitigated by wider environmental, social and economic benefits.*

Where the above criteria are met, the council encourages dialogue with local community groups promoting community renewable and low carbon energy schemes. The creation of district heat networks is encouraged across Kirklees. Heat networks can be developed at different scales and all new developments should consider their potential. Proposals requiring a master plan should explore the potential of developing a heat network, or connecting to an existing network.

The proposal will incorporate photovoltaics solar panels (where required) and can be strategically positioned on the eastern or western facing aspect of the pitched roof to maximise and harness the solar energies. The roof replicates the gabled end roof formation and matches the adjacent property.

Policy LP27

Flood risk

Proposals for development which require a Sequential Test in accordance with national planning guidance will need to demonstrate that development has been directed to areas at the lowest probability of flooding, following a sequential risk based approach. The whole Kirklees district should be the starting point for the sequential test with applicants required to provide justification where a smaller area of search is proposed. If following application of the sequential test, there are no reasonably available sites which could accommodate the development in zones with a lower probability of flooding,

Jade3 Architecture Ltd

it should also be demonstrated that a sequential approach has been applied within sites. This is to ensure that highly vulnerable and more vulnerable uses are directed towards the areas of lowest flood risk within the site. Proposals will also need to demonstrate that the exception test is passed, where applicable, as set out in national planning policy.

Proposals within flood zone 3ai will be assessed in accordance with national policies relating to flood zone 3a but with all of the following additional restrictions:

- a. no new highly vulnerable or more vulnerable uses will be permitted;*
- b. less vulnerable uses may only be permitted provided that the sequential test has been passed and;*
 - i. where extensions are linked operationally to an existing business or,*
 - ii. where redevelopment of a site provides buildings with the same or a smaller footprint;*
- c. all proposals will be expected to include flood mitigation measures such as compensatory storage which should be identified and considered through a site specific Flood Risk Assessment;*
- d. development will not be permitted on any part of the site identified through a site specific Flood Risk Assessment as performing a functional floodplain role.*

Proposals must be supported by an appropriate site specific Flood Risk Assessment in line with national planning policy. This must take account of all sources of flooding set out in the Strategic Flood Risk Assessment and demonstrate that the proposal will be safe throughout the lifetime of the development (taking account of climate change). The proposal must also not increase flood risk elsewhere and where possible should reduce flood risk. Mitigation measures, where necessary, should be proposed.

Proposals involving building over existing culverts or the culverting or canalisation of water courses will not be permitted unless it can be demonstrated to be in the interests of public safety or to provide essential infrastructure and that there will be no detrimental effect on flood risk and biodiversity. Where feasible, development proposals should incorporate re-opening of culverts, modification of canalised water courses and consideration of mitigation measures to achieve a more natural and maintainable state.

Proposals for natural management such as targeted vegetation planting in upper catchments and along river banks will be supported in appropriate locations where consistent with national and local plan policies and relevant water catchment management plans to reduce flood risk and improve water quality.

Jade3 Architecture Ltd

The land is not within a flood zone and unlikely to flood. The recent Storms have not affected any flooding within the area.

Policy LP28 **Drainage**

The presumption is that Sustainable Drainage Systems (SuDS) will be used to assist in achieving the following on each site:

- a. for proposals on greenfield sites, typical greenfield run-off rates should not be exceeded;*
- b. for proposals on brownfield sites there should be a minimum 30% reduction in surface water run-off where previous positive surface water connections from the site can be proven. New connections will be subject to at least greenfield restrictions;*
- c. No negative impact on local water quality and improvements in water quality where practicable;*
- d. Consider whether proposed open spaces and green infrastructure within sites can contribute to the sustainable drainage of the site.*

Local conditions including the existence of critical drainage areas may require a lower run-off rate to be agreed to reflect volume control, local surface water risks, water course capacity and flood risk further downstream.

There will be a general presumption against pumping surface water. It must also be demonstrated that the surface water management solution is designed to meet requirements over the lifetime of the development including evidence that management and maintenance arrangements have been secured to cover that period. This includes ensuring proposals to store water meet national standards and latest best practice.

Flow paths accommodating water from outside the site or due to an exceedance event should be designed to avoid buildings and curtilages. Development will only be permitted if it can be demonstrated that the water supply and waste water infrastructure required is available or can be co-ordinated to meet the demand generated by the new development.

All foul and surface drainage will be connected to the existing mains drain.

Jade3 Architecture Ltd

Policy LP32

Landscape

Proposals should be designed to take into account and seek to enhance the landscape character of the area considering in particular:

- a. the need to protect the setting and special qualities of the Peak District National park, views in and out of the park and views from surrounding viewpoints;*
- b. the setting of settlements and buildings within the landscape;*
- c. the patterns of woodland, trees and field boundaries;*
- d. the appearance of rivers, canals, reservoirs and other water features within the landscape.*

The garden would be strategically re-landscaped and design to suit.

Policy LP33

Trees

The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity. Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks.

Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is deemed to be acceptable, developers will be required to submit a detailed mitigation scheme.

New landscape will be proposed on the perimeter site boundaries to suit the landscape proposals. Additional hedges and trees will be planted later (if needed) to suit visual screening.

Policy LP35

Historic environment

1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:

- a. the nature of the heritage asset prevents all reasonable uses of the site;*

- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

2. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution.

When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:

- a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;*
- b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;*
- c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;*
- d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;*
- e. accommodate innovative design where this does not prejudice the significance of heritage assets;*
- f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted*

Jade3 Architecture Ltd

Although the site is sandwiched between Birkby and Edgerton conservation areas, the properties are of standard styles and little heritage values. However, in order to respect and preserve the local architecture, the proposal used natural stone with lintels and exposed to blend and tiled roof in a holistic manner and blends in with the surroundings.

Policy LP51

Protection and improvement of local air quality

- 1. Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air pollution which would have an unacceptable impact on the natural and built environment or to people.*
- 2. Proposals that have the potential to increase local air pollution either individually or cumulatively must be accompanied by evidence to show that the impact of the development has been assessed in accordance with the relevant guidance. Development which has the potential to cause levels of local air pollution to increase must incorporate sustainable mitigation measures that reduce the level of this impact. If sustainable measures cannot be introduced the development will not be permitted.*
- 3. Where the development introduces new receptors into Air Quality Management Areas or Areas of Concern or near other areas of relatively poor air quality, for example near roads or junctions, the development must incorporate sustainable mitigation measures that protect the new receptors from unacceptable levels of air pollution. Where sustainable mitigation measures cannot be introduced which prevent receptors from being exposed to unsafe levels of air pollution, development will not be permitted.*

The proposal will not affect the local air quality as the site is tucked away and is for domestic use and therefore meets with policy LP51.

The National Planning Policy Framework:

The National Planning Policy Framework is now a material planning consideration on any development proposal.

NPPF Chapter 2- Achieving sustainable development

The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

i) Planning for prosperity (an economic role) - *by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;*

As explained earlier, the existing approved host property is too small for the land at the rear and side is inefficiently utilised. The side and rear extensions will aid a different kind of economic role.

Therefore it is essential that these fresh extensions are supported positively as it is being creatively designed. This will continue to allow growth and innovation and also assist its neighbourhood to be tidy. This new facelift extensions are to this plot would promote the economic role.

ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;

New build will assist to promote a strong, vibrant and healthy local community as promoted by the social role and will certainly be more acceptable for any immediate family.

This proposal will promotes strong, vibrant and healthy communities with a unique character and setting that the land deserves This proposal would be visually linked to the surroundings so that the architecture remains consistent and hence promoting the social role.

iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low carbon economy.

The 2 storey dwelling will protect and enhance its natural, built environment adapting to green sustainability design and energy approach. The building materials will be sourced locally where possible. Using local skilled labours will also allow to develop continued skills otherwise might be lost.

The building merchants will also benefit and boost economy from this development. Photovoltaics solar and thermal panels (if required can be added retrospectively) on the pitched roof and similarly, it would also be introduced promoting green sustainable design approach.

As such the NPPF suggests local planning authorities should approve this proposal that accord with statutory plans without delay. We believe that this proposal accord with the aspirations of the NPPF therefore we seek your considerations and support that benefit and outweighs any potential harm to the area which will promote the environmental role.

Jade3 Architecture Ltd

NPPF Chapter 3. Plan-making

15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

As you can see, there is an immediate need for the dwelling. Its location is ideal since it is also close to local shops where a quick stop over for groceries is essential but also adequately far enough to retain the various privacies.

16. Plans should:

- a) be prepared with the objective of contributing to the achievement of sustainable development;*
- b) be prepared positively, in a way that is aspirational but deliverable;*
- c) be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*
- d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*
- e) be accessible through the use of digital tools to assist public involvement and policy presentation; and*
- f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).*

All noted.

NPPF Chapter 4. Decision-making

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

All noted.

NPPF Chapter 9. Promoting sustainable transport

102. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;*

b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
c) opportunities to promote walking, cycling and public transport use are identified and pursued;
d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.
The site is now adequately large enough to accommodate 2 or more cars

103. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
The land is located within a sustainable location where it is a walkable distance to the local shops.

NPPF Chapter 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

The proposal enhanced the aesthetics and continued the theme of the Victorian architecture. The proposal is considered to be good design.

125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an

important role in identifying the special qualities of each area and explaining how this should be reflected in development.

126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can

demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life⁴⁷. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Site area

The site area overall is **circa 427sqm.**

Jade3 Architecture Ltd

RIBA 
Chartered Practice



Amount	
Existing Ground floor	72sqm nett
Plot 1	
Proposed Ground floor	64 sqm nett
Proposed first floor	64 sqm nett
Total	128 sqm nett Internal
Plot 2	
Proposed Ground floor	64 sqm nett
Proposed first floor	64 sqm nett
Total	128 sqm nett Internal

Based on the above calculation, basically there is a total of 256sqm overall. There is an increase of 184sqm of accommodation as compared to the existing bungalow. This size of accommodation is considered to be appropriate for the size of the plot where it provides a decent accommodation for any families and the spaces are not cramped.

Jade3 Architecture Ltd

Access statement

This access statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

Access

On entering the plot, the site vehicular access into the driveway forecourt is central to the plot where it is strategically positioned for the 2no semi-detached dwelling. The ground floor access is via a new step externally onto the central main entrance. The access throughout the ground floor is level throughout.

A new footpath is provided on the side so that access can be achievable from the front to the rear for removing refuse and recycle bins rather than going through the house. The rear access into the rear garden has been provided and level access and a step onto the rear external from the lounge and also the garage.

The stair provides access onto the first floor and complies with part M of building control requirements.

CONCLUSION

This site offers the opportunity to meet the growth in demand for local housing stock within the district. The proposal sits in a predominantly residential area. The proposal is set back and do not cause any visual harm to the immediate neighbours. The rear has a large garden and the proposal does not cause any over-looking issues either onto the rear neighbours.

The proposal is sustainable with good design, provide regeneration and local employment. The proposal accords with the Kirklees Local Development Plan Policies and the National Planning Policy Framework which should be approved without delay. The property sits in a generous large plot of land and can deserve the size of proposal.

Finally, notwithstanding and despite all the recent uncertainties of the global economic challenges our client remain confident that this redevelopment will **NOT** be affected and it will become a reality, a pioneering benchmark and iconic flagship for Kirklees to be proud off. The updated design have now respected the rear neighbours and hence there should be no over-looking into their garden

Our clients are builders by trade and are keen to progress with the building works as soon as practical and when the lockdown is removed and seek your support.

Jade3 Architecture Ltd

RIBA 
Chartered Practice



Yours faithfully

Michael Chow BA Arch, Dip Arch, RIBA, ARB
Managing and Concept Director
Chartered Architect and Urban Masterplanner
for and on behalf of Jade3 Architecture Limited