



design and access statement

application: Outline planning application for a single detached dwelling within the grounds of Sunnymede, Woodhead Road, Holmfirth, HD9 2PX

client: Mr D Plumstead

job nr: 22010

date: 08 June 2022

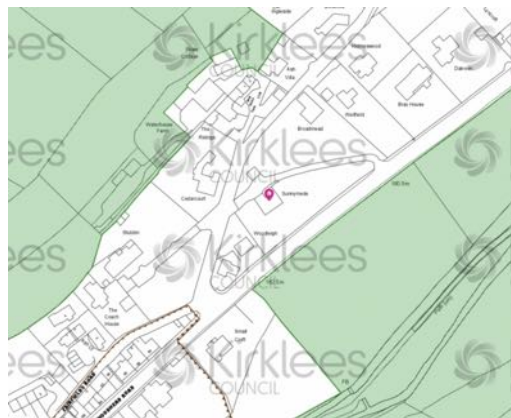
Introduction

This design and access statement has been prepared by A+DP on the instructions of Mr Plumstead and provides sufficient information to accompany an outline planning application, with means of access, for proposed erection of a single detached dwellin with integral garages, within the grounds of Sunnymede, Woodhead Road, Holmfirth, HD9 2PX.

Sunnymede is a large, detached dwelling with a detached garage to the rear (north). The property is surrounded by extensive gardens, with the house being located to the south-west of the plot, most of the garden is to the rear (north) and side (east), with access drives from both the east and west, off Woodhead Road and Shaw Lane.



The land is currently noted as being without designation on the Kirklees Local Plan. There are areas of green belt to the south side of Woodhead Road and to the north above the properties on Shaw Lane, and the boundary to the Holmbridge Conservation Area sits to the south-west, past the junction of Woodhead Road and Shaw Lane. There is a band of protected trees to the frontage of Sunnymede and the proposed building plot. See extracts from the Kirklees Local Plan and TPO plan below.



This outline application seeks permission for the erection of a single detached dwelling, with integral garage, and access via the existing vehicular access from Woodhead Road, with the existing vehicular access from Shaw Lane being retained for use by the existing house at Sunnymede. The proposal provides for adequate parking and turning within the proposed plot to serve a 4-bedroom house, whilst retaining adequate parking and turning facilities to serve the existing property.

The selection of photos below provides a general view of the site from the public vantage on Woodhead Road and Shaw Lane.



Existing entrance to Sunnymede, from Woodhead Road, retained for proposed plot



View further along Woodhead Road



View from Sunnymede end of Woodhead Road



View of existing entrance to Sunnymede, from Shaw Lane, retained for Sunnymede



View of entrance to Broadmead property on Shaw Lane, behind the proposed plot

Use

Residential use of the site is already established by the existing property and private garden. The wider area is predominantly residential, occupied by a mixture of styles of largely detached houses to the east, west and north, with open fields to the south at the opposite side of Woodhead Road. Therefore, the established use of the site and the surroundings is residential; no change of use is involved in these proposals. The proposals make efficient use of the existing large site.

Amount, Layout and Scale

The application is for the erection of a single detached dwellings with access via the existing driveway. The application is for outline with means of access and all other matters will be reserved. However, the indicative site layout is shown on drawing number 22010D-04-P01, with the proposed houses having been positioned to the rear of the site, to follow the prevailing pattern and grain of the existing surrounding development, allowing the new house to take advantage of the views and outlook over the valley to the south, to utilise the existing access and driveway, and to avoid any conflict with the protected trees.

The amount, layout and scale of the proposed development are all shown indicatively in this application and will be considered in a further reserved matters application at a later date.

Appearance & Landscaping

The appearance and landscaping (detailed design) for the dwelling will be reserved under this application, to be considered in a further reserved matters application at a later date. However, the proposal has been considered to ensure that there is adequate private amenity space within the plot.

Access

The existing access to Sunnymede from Woodhead Road is to be retained and utilised to provide the access/driveway to the new dwelling as shown on the application drawing nr. 22010D-04-P01. It is

most likely that the property will have at least a single integral garage (detail design to be agreed at Reserved Matters stage) with additional parking spaces within the driveway and ample room for turning, enabling vehicles to turn and exit in a forward direction. Waste will be stored in wheelie bins kept near the dwellings, which will be taken to the end of the entrance drive for the weekly local authority collection.

Conclusion

The proposals have been carefully considered to have minimal impact upon the existing house at Sunnymede, the Broadmead property to the rear, and the neighbouring properties, to provide a good balance of building size to amenity space and provide safe access and parking arrangements. The proposed development will enhance the street scene and the general area.

We trust that this is sufficient detail to accompany this application, however, should you require any further details please do not hesitate to contact A+DP.