

December 2022

PLANNING,
DESIGN
& ACCESS
STATEMENT

OUTLINE PLANNING APPLICATION FOR
ERECTION OF RESIDENTIAL DEVELOPMENT AT
LAND TO THE REAR OF 135 HECKMONDWIKE
ROAD

Job No. 2695

PREPARED BY ACUMEN DESIGNERS & ARCHITECTS LTD
Headrow House, Old Leeds Road, Huddersfield HD1 1SG Tel: 01484 546000

acumen
designers & architects

CONTENTS

	PAGE NO
CONTENTS	2
1. INTRODUCTION	3
2. DESIGN SOLUTION	3
3. ACCESS	6
4. PLANNING POLICY	6
6. CONCLUSION	7

SECTION 1: INTRODUCTION

1. This statement has been prepared to support an outline planning application for residential development on land to the rear of 135 Heckmondwike Road, Dewsbury, WF13 3NT.
2. This document provides an overview of the proposed development site and considers the main planning policy issues relating to this development.

SECTION 2: DESIGN SOLUTION

Context

3. The application site is an irregularly shaped plot of land of approximately 0.23 hectares. There are currently no buildings on the land, but it is immediately surrounded by housing, with an educational establishment (St. John's Pre-School) to the immediate south of the site access.
4. The land lies within the built-up area of Dewsbury Moor and is unallocated in the Council's adopted Development Plan. The site is approximately 1.8km to the south of Heckmondwike Town Centre on the western site of the B6117 Heckmondwike Road.
5. The site lies to the rear of the properties at 135 – 141 Heckmondwike Road. To the east of the site is a hard surfaced area used as parking for the dwellings at 135 – 141 Heckmondwike Road. To the north of the site are rear gardens of detached and semi-detached properties that front onto Spen View and to the south and west of the site are the rear gardens of properties on 27 Barley Croft.
6. Access to the site will be from an existing access onto Heckmondwike Road. Immediately to the south of the entrance is St John's Under 5s Pre-School, and on the opposite side of the road is a small convenience store that serves the local population.
7. To the north of the site outline planning permission has been granted for a Petrol Filling Station. A reserved matters application has been submitted for this site but has yet to be determined.

Current Use

8. The applicant, who lives adjacent to the site, bought this site from a local housebuilder who no longer required the land. The site was vacant and could be considered to be derelict, used for nothing more than fly tipping and anti-social behaviour.
9. In 2021 the applicant applied for planning permission for engineering works to level the site and to change the use of the land to park commercial vehicles (Ref: 2021/90635), which was approved in August 2021.

10. The site has been re-surfaced and levelled and is now partly used for the parking of seven minibuses, which are used by the applicant for a private hire business.

Design Proposal

11. The proposal seeks to gain outline planning permission for residential development on the site with means of access. The eastern part of the site is to be retained for the applicant to park his vehicles for his private hire business.

12. An indicative layout accompanies this planning application that shows how seven houses, comprising 2no pairs of semi-detached houses and a terrace of three houses, can be accommodated on the site. The indicative layout shows how there is sufficient space for each of the dwellings to have a private garden extending to approximately 13m to the rear of each property, two private parking spaces per property and two visitor parking spaces.

13. The indicative layout shows how an access road to adoptable standard would serve the site, with three houses having access directly off that road, with the five houses to the north being served from a shared private drive. The adoptable estate road will also provide access to a private compound to the rear of the houses at 135 – 141 Heckmondwike Road, which will be used to house up to seven vehicles for the applicant's private hire business.

Amount

14. The indicative layout shows seven dwellings on this site.

Layout

15. The indicative layout plan demonstrates how the proposed development accords with the Council's Local Plan Policy LP24 (design). Further details will be assessed with a reserved matters planning application.

Scale

16. Further details will be provided at a reserved matters planning application.

Appearance

17. The materials used will be agreed at a reserved matters planning application, however it is envisaged that they will be brick or brick and render to match the local vernacular.

18. The design will meet the requirements stipulated in the NPPF under paragraph 130, which identifies that comprehensive policies are needed to understand and evaluate defining characteristics to achieve quality development.

'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 development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) 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 users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience;*

Impact on Residential Amenity

19. Principle 6 of the Housebuilders Design Guide relates to site layouts and the provision of a high standard of residential amenity. It sets out the following distances:

- 21 metres between facing windows of habitable rooms at the back of dwellings
- 12 metres between windows of habitable rooms that face onto windows of a non-habitable room

20. The indicative layout shows how dwellings can be accommodated on the site with an acceptable level of amenity for existing residents and future occupiers of the proposed development. The necessary separation distances, as set out above, between the proposed development and existing dwellings to the north, south, east and west can be achieved.

Sustainability

21. The detailed design of the new dwellings will be environmentally sustainable from the outset and the scheme will be constructed to Building Regulation standards ensuring a highly energy efficient scheme.

22. The proposed dwellings will be provided with a private garden and will also be provided, by design, with good natural daylight levels to ensure inhabitants' wellbeing and reduced reliance on artificial lighting.

Designing out Crime

23. The requirements to address the problems of potential crime and personal safety within the scheme will be met through the following:

- a) Direct routes for pedestrians and cyclists.
- b) A landscape design for pedestrians that is cognisant of the need for clear views and open spaces providing surveillance.
- c) Appropriate boundary treatments to the road and pedestrian routes.
- d) Clear definition and demarcation and legibility between land in the public realm and the private areas. Methods employed range from use of plant material, surfaces, colours, textures, signage, fencing and barriers, gateways and features.

24. Security for the proposal has been considered against the recommendations of 'security by design' regarding plot orientation, design and location of buildings and footpaths to maximise natural surveillance. Entrances are visible, frequent and accessible along the street to promote activity, interaction and natural surveillance.

SECTION 3: ACCESS

25. The application site is located on the Heckmondwike Road (the B6117) and is approximately 1.8km to the south of Heckmondwike Town Centre

26. The site is well served by public transport with a frequent bus service (250) operating on a hourly basis between Heckmondwike and Dewsbury, where there are further public transport nodes providing access to main town and city centres in the regions.

27. The site is well served by local service with a convenience good store located on the eastern side of Heckmondwike Road, opposite the site, and Westmoor Primary School being less than 300m walking distance to the east.

SECTION 4: PLANNING POLICY

28. The National Planning Policy Framework has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

29. The proposed development accords with the principles of the NPPF.

SECTION 5: CONCLUSION

30. This site offers the opportunity to meet the growth in demand for housing. The development is proposed for a site which sits in a predominantly residential area which has public transport linkages with Heckmondwike and Dewsbury Town Centres
31. The NPPF sets out that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward. The proposed development will contribute to the deliverable supply of much required housing. Whilst being sympathetic to the character of the surrounding area the proposal will make efficient use of the site.
32. The proposed development accords with the Kirklees Local Plan and the National Planning Policy Framework.