

Planning Statement

Residential Development
163 Laund Road
Salendine Nook

Client
Job No. 22D17
26.04.23



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Revisions

A First Issue - 26.04.23

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Introduction

This Planning Statement is in support of application number 2023/90641 - erection of 4 dwellings and partial demolition and extension of 163 Laund Road: This is a resubmission of a previous application 2022/92802, for a similar development.

This planning statement is written in response to the delegated report and further comments from Stuart Howden, planners.



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Background

An application was submitted in August 2022 for partial demolition and extension of 163 Laund Road and erection of 4 dwellings. An extension of time was requested of Stuart Howden on 6th February but he chose to refuse the application on 9th February. The previous application was for 4 No. Three Storey homes and changes to the existing house to allow access to the rear of the property.



Front Elevation

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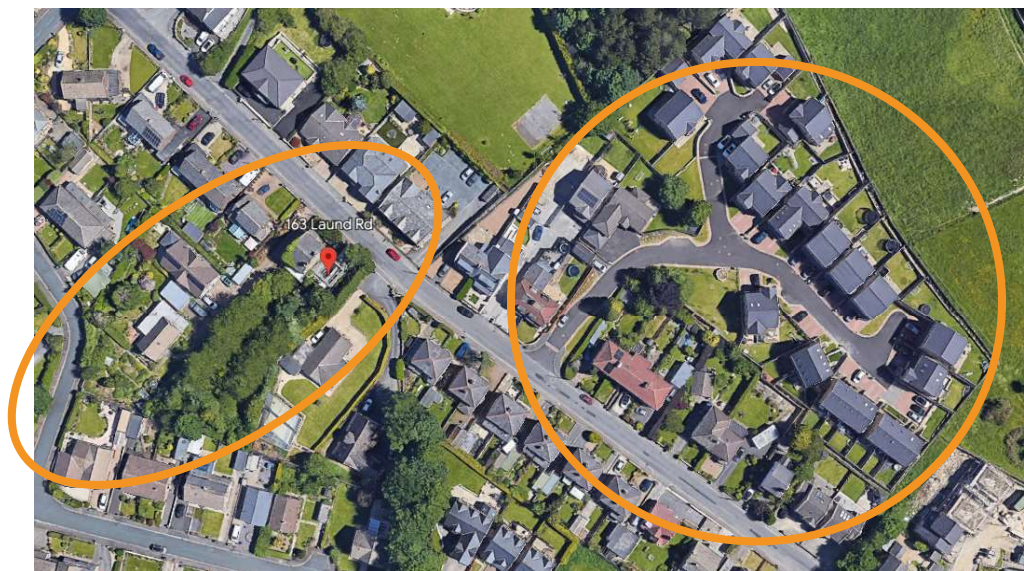
Response to the Delegated Report

In this section we will comment on the items raised in the Delegated Report, we will start by quoting the report and then respond with the evidence attached.

Site Description

Page 1 Para 3 'The area is residential in character with dwellings tending to front Laund Road, but with some 'back land' development noticeable. There is an eclectic mix of dwelling types and designs in the locality, but most dwelling tend to be no greater than 2 storeys in height.'

A site visit to Laund Road would show this statement to be incorrect. On the north boundary is a high density back land development, to the east across Laund Road is Laund Croft, a large back land development of 20 units.



High density backland development to the North of the site, and backland development of 20 units on Laund Croft.

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Continued Response to the Delegated Report

Adjacent to another back land development to the rear of No. 160 Laund Road. North east of this site accessed by Peat Ponds is back land Development of 4 homes which in turn is adjacent to The Oaks, another large development of 20 houses. And on the north boundary another densely developed back land development of two very large dwellings built tight up to the boundaries.

175m to the South East of the site on the east side of Laund Road Myra Homes built a back land development of 6 homes, a further 140m to the South East on Kiln Court. There are 25 homes on back land developments and an additional 11 homes on Morton Way and 3 further back land developments to the south.

Some 13 different back land developments are considerably more than 'some' back land developments noticeable.



Backland development on Peat Ponds, adjacent to another 20 units on The Oaks.



Myra homes development, with 6 houses built on backland development.



Kiln Court with a 25 home development on backland.

Continued Response to the Delegated Report

When it comes to height of dwellings existing in the locality this statement is also disingenuous . Starting at the north end of Laund Road the following properties have three storeys.

- - 178 Laund Road
- - 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21 The Oaks
- - 3 Storey Apartment block across Laund Road from the site at 160a Laund Road.
- - 12 different houses on Laund Croft at 3 storeys.
- - 130, 132, 122A, 112, 110 Laund Road
- - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 22, 23 Kiln Court
- - 30, 32, 34, 36 Laund Road
- - 1A Pottery Street

Indeed most new homes built in the last 25 years on Laund Road have been 3 storey in contrast to the statement made in the report.



The Oaks Laund Road



Laund Croft



Kiln Court



178 Laund Road



160a Laund Road



1a Pottery Street

130, 132 Laund Road with Laund Croft to the rear



122 Laund Road



110 Laund Road



Response to the Delegated Report (cont)

Page 2, paragraph 7, under the heading four dwellings: “The construction materials are unclear”

The application form clearly states walls to be new coursed natural stone, roofs to be dark grey concrete interlocking roof tiles, UPVC windows and doors with coursed natural stone wall to boundary and timber fences to the side and rear.

Page 3, paragraph 2: “Officers raised significant concerns with the proposal... and the impact upon highways safety”

Highways response dated 7th November 2022 from CNB states “we would not consider that this volume of additional traffic would have a severe impact on the operation or efficiency of the local highway network”. There is no mention of impact on highways safety.

Planning Policy

Page 7, paragraph 3, of the delegated report refers to “policy LP7 of Kirklees local plan which establishes a desired target density of 35 dwellings per hectare. By that standard, this site in theory could accommodate 5 dwellings”:

The report goes on to state the policy allows for lower densities where a site would not be compatible with its surroundings.

We note that the densities of the surrounding developments and their associated applicants:

2019/62/90486/W – Approved 2020 with Conditional Full Approval

120 Laund Road – Demolition of Dwelling and Erection of 8 Dwellings
32 Dwellings per Hectare.

2012/62/92070/W – Approved 2014 with Section 106 Full Approval

2016/70/90757/W – Variation of Condition Application Approved 2017 with Conditional Full Approval

Rear of 152 Laund Road – Proposed Residential Development of 21 Dwellings on Existing Scrub Land
22 Dwellings per Hectare

2007/60/91628/W2 – Approved 2007 Conditional Outline Permission

32 Laund Road – Demolition of Dwelling and Erection of 4 Dwellings
53 Dwellings per Hectare

2004/62/92956/W2 – Approved 2005 with Section 106 Full Permission

Rear of 178 Laund Road – Proposed Erection of 20 Dwellings with Garages
44 Dwellings per Hectare

Our proposals are for 5 dwellings on a site area of 0.154 hectares and equates to 32 dwellings per hectare. The proposal is acceptable in respect of Policy LP7 on density and is representative of recent developments on Laund Road. The proposal meets Policy LP7.

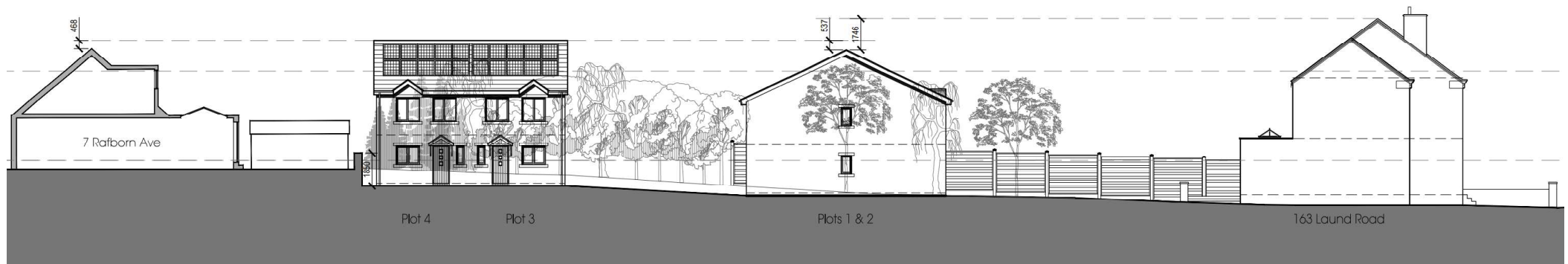
Planning Policy (cont)

Page 9 final paragraph states the planner's opinion of the density of the development compared to other backland development. We have reviewed the density earlier in this report and compared it against other backland development on Laund Road. Even when compared to backland development to the immediate northern boundary it compares favourably. In the photograph to the right, the dormer bungalow on the first plot behind 165 has only a path to either side of it, hard paving to the whole of the front and a rear garden between one third and one half of the footprint of the house. This would not meet modern space about dwelling standards and has left amenity space than our proposals for the site.

Page 10, paragraph 1 states that our proposals were greater in height than that of the existing house, again another inaccuracy of the planning officer's report. The ridge height of the house is 10.4m above ground level and the original proposals were 9.9m above ground level as the officer's report states. We have however taken on board the officer's comments and reduced the height of the proposed dwellings as can be seen on the site section below.



High density backland development



Planning Policy (cont)

We have considered the Impact on Residential Amenity comments raised in the delagated report and as such have reduced the levels in the site to avoid any overlooking and the impact on the adjacent properties. We note the officer's concern over the relationship between the existing two storey properties on Rafborn Avenue and the proposed dwellings which we have reduced in height and in ground levels. The proposed houses replace a previous unkempt overgrown garden whihc had trees right upto the boundary until these were removed prior to preparation of the original application.

Impact on highways safety.

The parking now meets the requirements of the highways department and following discussion with the highways department bin storage and collection now meets their requirements