

DESIGN AND ACCESS STATEMENT + SUPPORTING STATEMENT

Location	Adj to 323/325 Dunford Road, Hade Edge, Holmfirth, HD9 2RT.
application	Demolition of Dilapidated Outbuildings and Erection of Detached Dwelling.
client/applicant	Mr & Mrs J Dalton.
job number	22/781.
date	March 2023.

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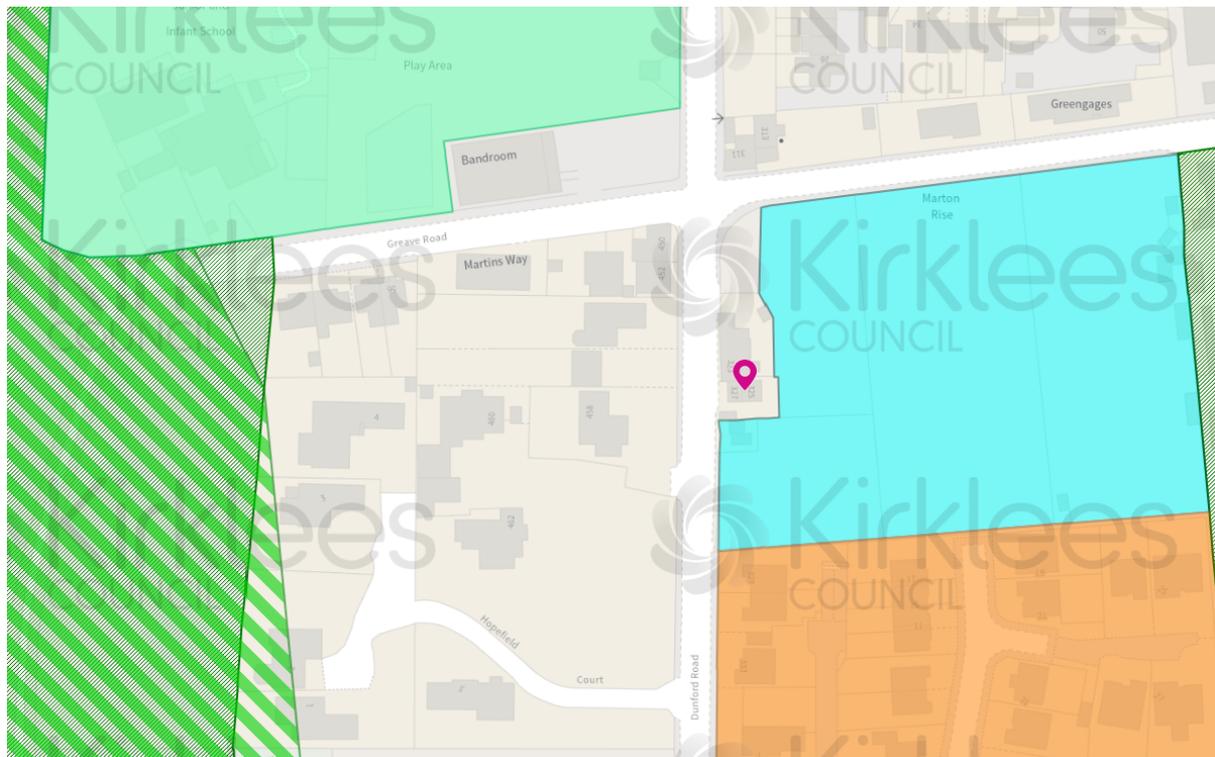
INTRODUCTION

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

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 only planning history relating to the site is the recent 2022/62/92067 application (Erection of extensions to existing dwelling and erection of detached garage). This was approved on 5th September 2022 but has not been implemented.

The site is partially unallocated in the Kirklees Local Plan, with the remainder located within a section of safeguarded housing land. All of the land to which this application relates to is already residential, being domestic curtilage to 325/327 Dunford Road. The curtilage is unkempt with dilapidated domestic storage buildings and a detached garage that doesn't meet the required size for modern day domestic vehicles, nor comply with the requirements for a garage under Kirklees Planning policy.



PROPOSAL

This application seeks the approval of the erection of one detached dwelling on land associated with 325/327 Dunford Road, Hade Edge.

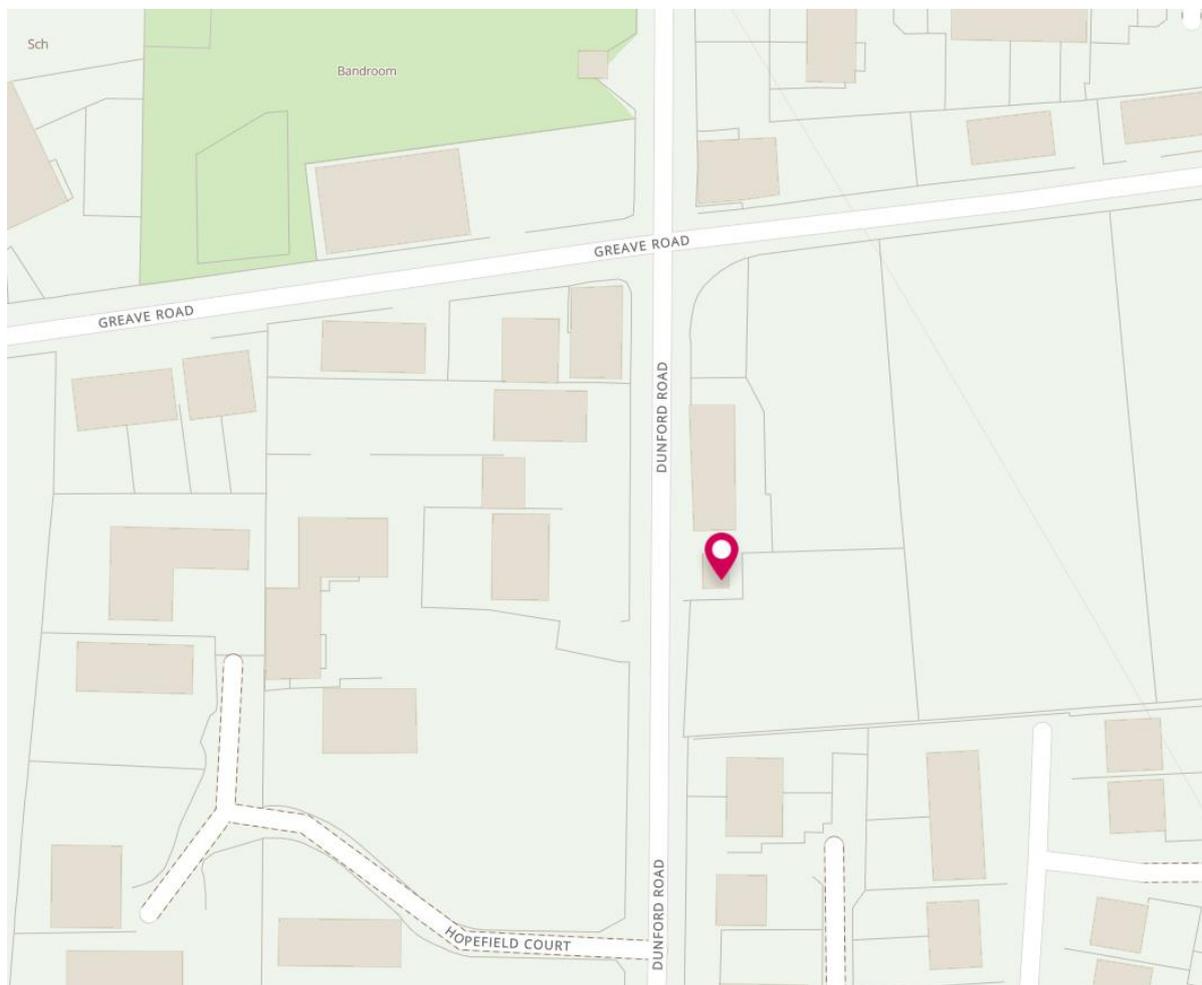
The proposal seeks to demolish the existing garage and outbuildings located on the existing site and redevelop the existing site to a detached dwelling.

SITE LOCATION

The site is located on the east side of Dunford Road, within the village of Hade Edge, having a grid reference of SE 14623 05476.

The application site area amounts to 108m².

The land hosts an existing dwelling with existing access served from Dunford Road. The property, formerly being two dwellings, has front and rear access.



The site is relatively level, alongside No. 325/327, it has very limited visual amenity value in its current state.

SITE CONTEXT

No. 325 is positioned on the frontage of Dunford Road with the existing garden to the rear/side. On the application site is a selection of out buildings built from different materials including natural stone (some cement washed), with a timber detached garage. Roof coverings range from tiles, corrugated sheeting and bitumen felt.

To the rear (east) of the land is agricultural grazing land, a field featuring a large/mature protected tree. This land is currently allocated as safeguarded housing land within the Kirklees Local Plan.

This small field abuts the recent dense housing development comprising of 58 new dwellings in new regular cut coursed stone, blue slate roof coverings, ornate bay windows and projecting bargeboards and eaves.

The site is located in a residential area where there is a wide variety of styles and sizes of properties in the local area. The older dwellings are predominately stone with gabled stone slate roofs, some older properties have been re-roofed in concrete tiles with the newer/recent residential development using hipped/gabled roofs covered with blue slate. The new/recent residential development boasts features that didn't previously exist in the village with unusual features such as flat roofed bay windows, artificial stone heads, large projecting eaves and verges and hipped roofs.

The site straddles an unallocated and safeguarded piece of land in the Local Plan and therefore presents an opportunity to make good use of some residual land without creating any undue harm or preventing appropriate future development given the land allocation.

Whilst the proposed development does reduce the amenity space of 325/327, it's clear it hasn't formally been used as amenity space (parking, formal garden, hanging out area, etc) for some considerable time. As such we contend this application does not negatively impact on 325/327. The proposed development site is currently, and has been for a number of years, underused domestic curtilage with no real function or purpose. The outbuildings suffer from damp and the existing detached garage is substandard to serve a modern day domestic vehicle.

The domestic curtilage to the proposed property is arranged to the South aspect with a narrow maintenance margin to the North and a small patio to the East. This is in-keeping with other older properties within the locality of Hade Edge and particularly the amenity space of the two adjoining properties 323 + 325/327 Dunford Road, Hade Edge.

The local plan extract on page 1 of this document indicates part of the site (a loosely small square area) is classed as safeguard land. It is domestic curtilage with existing domesticated storage buildings on with an extant approval for a large double detached garage. The extant approval has not yet been commenced with this current application being the applicants preferred choice. It is intended to provide accommodation for his son who will then be able to remain in the locality of Hade Edge upon completion of his university studies.



The site is already considered potential housing land due to its notion as Safeguarded within the Local plan and therefore a positive consideration for a dwelling is suggested.

SITE ANALYSIS AND LAYOUT

The site layout has been developed taking account of the existing dwelling No. 325/327, the adjacent housing developments and the impact on the overall street scene to Dunford Road.

The proposal is for a small detached dwelling with garden and parking along the frontage. The parking space has purposely been designed to ensure and promote vehicles enter and exit in forward gear. In fact the layout effectively prevents a reverse manoeuvre given the layout.

The existing dwelling 325/327 does not currently benefit from off street parking (the existing garage is substandard in planning/highway terms).

The shape and orientation of the property allows for east facing views across the adjacent field, with minimal disruption for any future layout on the adjacent site. The proposal, when considering separation distances are referenced within the Kirklees Supplementary Housebuilders Guide, will not prejudice future development of the larger portions of safeguarded land predominantly to the East and partly to the South of the site. The existing built form already dictates such separation along

with the large mature tree on the land to the East which should also feature heavily in future design/housing layout on the adjoining land.

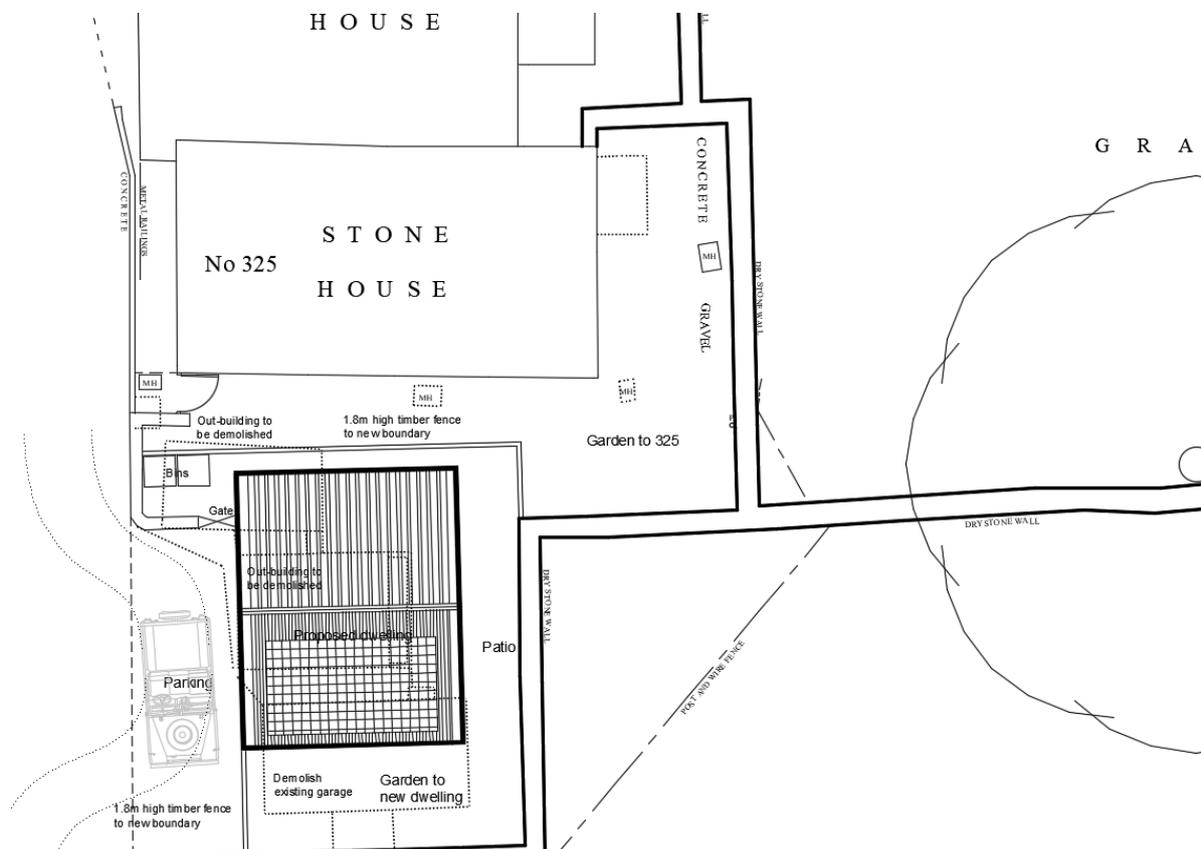
We contend the proposed amenity space retained to the existing property 325/327 and afforded to the proposed dwelling is of a commensurate level for the size of the proposed small dwelling/starter home.

Whilst not a large amenity space it provides more than the level usually provided with apartments and flats (which are lucky if they have a balcony). These are common within the wider context of the flats and studios in the converted mill off Underbank Old Road, 1.2 miles from this application site and the new build studios and apartments off St Georges Road Scholes in the neighbouring village 1.5 miles away.

We understand there is no ratio or calculation to determine the required amenity space and therefore contend a pragmatic approach should be taken that assessed the size of the property and also the location. Usually flats/apartments/studios, etc are usually in more urban areas with less public greenspace, bridleways and PROWS. This location, Hade Edge, borders open moorland, has a large recreational ground within stones-throw of the proposed property and has a plethora of bridleways and PROWS that provide additional external space that can be enjoyed by all at any time.

Whilst there doesn't appear to be guidance on specific sizes of domestic curtilage the Housebuilders Design Guide – supplementary planning document does state *“Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.”* (Principle 6). We contend the proposed layout complies with this.

The existing stone boundary wall is to be retained with a new timber fence provided adjacent No. 325/327.



The new dwelling is sited in a similar position to the existing outbuildings with the total footprint a similar size to the total of those buildings to be demolished, the proposed design, using locally sourced natural materials will complement the setting, lessening the overall impact.

DESIGN AND APPEARANCE

The proposed dwelling is two storey, with its height and design taking guidance from No. 325/327 but with an orientated roof to maximise the solar gain for the proposed roof mounted solar array.

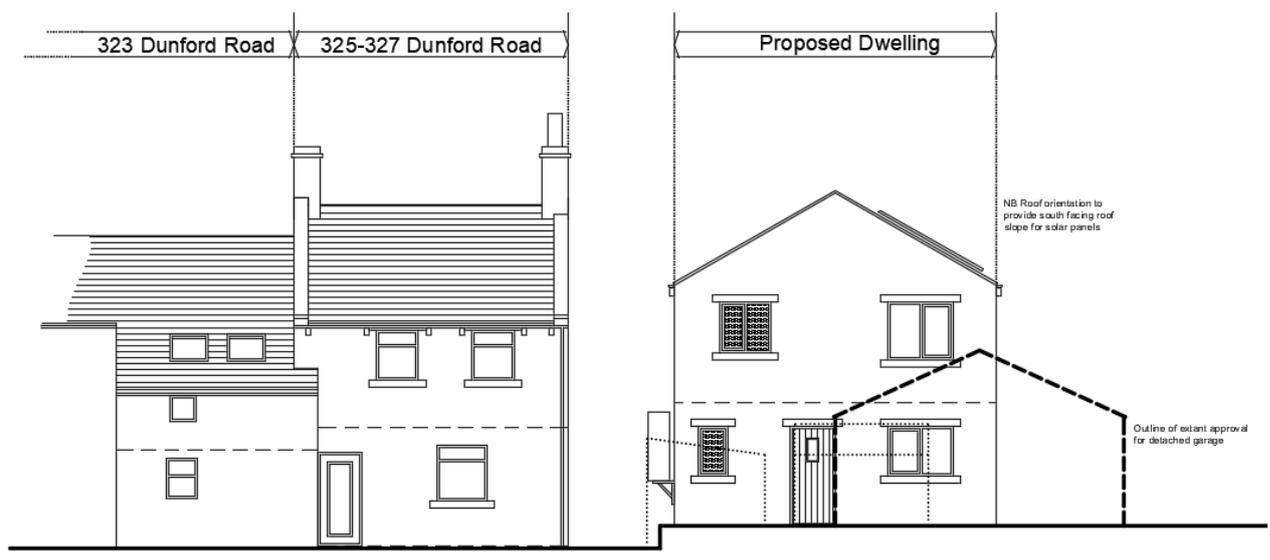
The ridge of the proposed dwelling is set slightly higher than No. 325/327 but this accords with the natural rise within the streetscape.

The dwelling is to be constructed from Reclaimed Natural Stone with stone roofing slates to match the adjacent older properties retaining the charm and character.

Windows & Doors are to have natural stone heads and cills, with other stone detailing such as corbels and water tabling which emulates the older style adjacent properties.

The orientated roof design will assist in reducing the impact when travelling North towards the site with the slope of the roof as opposed to a gable which in turn averts any potential dominance.

The design incorporates significant energy efficient methods working towards a low carbon proposal. With the inclusions of Solar PV panels and an Air Source Heat Pump. The dwelling will use local materials and will be highly insulated. These external energy enhancing features will be situated on side elevations to avoid any negative impact on the context of the local area.



Street Scene

The dwelling provides a 1 bedroom detached property with a modern open plan Living and Kitchen space. This achieves 630 sq. ft. Whilst a small dwelling, the proposal offers a much needed smaller plot in comparison to the wide range of larger housing found locally. The dwelling is also of a similar size to that approved on [2019/91836](#), listed as Type A demonstrating a precedence for the size and scale of the dwelling. It is worth noting, this developer has a number of sites within Kirklees (Abbey

Road Shepley, Miry Lane Netherthong, Station Road Skelmanthorpe, Barnsley Road Denby Dale) where this house type is prevalently used.

In terms of meeting the [technical housing standards](#), the dwelling accords with the Technical Housing Standards Booklet, achieving over 58m² accommodation for a 1 Bed property that is 2 storey.

LANDSCAPING

The new timber boundary fence, to the North, between the plot and 325/327 will be erected, as indicated, this will be a 1.8m high timber screen fence dropping down to 0.9m by the proposed bin store to ensure no impact on visibility splays.

The proposed private parking area (within the applicants ownership) will be tarmac.

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

ACCESS/HIGHWAYS

The existing access from Dunford Road is to be utilised. The private parking area will be capable of accommodating 1 spacious parking space.

325/327 will continue to have on street parking, as the current arrangement.

Communication with Mr R Kinder of Kirklees planning (Highways) has already been made to discuss the proposed parking and highways impact. Informal advice (email) indicated *“Looking at the site pragmatically there appears to be sufficient unrestricted ‘on street’ parking provision to accommodate parking for the dwelling. The proposed unit is of such size that the one off road space which is to be provided parallel to the highway could be considered sufficient. In addition on site observations indicate that currently there is a level of on street parking present, which would be of a similar situation to the original arrangements for the existing dwelling prior the extensions.*

As such given there will not be any real material increase to on street parking (given no increase in bedrooms on the existing dwelling), Highways Development Management on balance would consider the proposal acceptable on this occasion.”

A bin store is provided to the frontage, screened by the proposed dry stone wall and fence.

PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019) and the Holme Valley Neighbourhood Development Plan (adopted 8th December 2021).

The following Kirklees Local Plan Policy applies to this proposal

- LP 1: Presumption in favour of sustainable development

- LP 7: Efficient and effective use of land and buildings
- LP 21: Highways and access
- LP 22: Parking
- LP 24: Design
- LP 28: Drainage
- LP 30: Biodiversity and geodiversity
- LP 31: Strategic Green Infrastructure Network

The site falls within the Holme Valley Neighbourhood Development Plan (2020-2031) area

The site falls within the designated LCA 3: 'Hade Edge Upland Pastures'

The key Characteristics of this allocation are;

- The open landscape has long distance views of the settled corridor of the River Holme and Kirklees district beyond, as well as local views of open water bodies such as Boshaw Whams and Holme Styes.
- Stone boundary walls are common features creating a strong sense of visual unity.
- A network of Public Rights of Way (PROW) follows local lanes or field boundaries. Minor roads and PROW, including sections of the Kirklees Way and the Barnsley Boundary Walk long distance footpaths, connect farmsteads located on the valley sides. National Cycle Route no. 68 also passes through this area and the Trans Pennine trail (Cycle Route) is also within close proximity to the site.

The Character Management Principles are;

- Respect long distance and local views.
- Retain and restore existing stone field boundaries and use stone walling in new boundary treatments.
- Maintain and enhance the network of PROW to promote access and consider opportunities to create new links to existing routes.
- Built design should respect, retain, and enhance the character of existing settlements.
- Ensure the sensitive conversion of rural buildings which complement the rural, agricultural landscape.

The following policies of the neighbourhood plan are considered to be the most relevant;

- Policy 1 – Protecting and Enhancing the Landscape Character of the Holme Valley
- Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design
- Policy 6 – Building homes for the future
- Policy 11 – Improving Transport, Accessibility and Local Infrastructure
- Policy 12 – Promoting sustainability

- Policy 13 – Protecting wildlife and securing biodiversity net gain

Other relevant/supplementary planning documents are:

- Housebuilders Design Guide Supplementary Planning Document, Other guidance
- Biodiversity Net Gain Technical Advice Note
- Climate Change Guidance for Planning Applications

National Planning Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

Relevant policies are;

- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flood risk and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

PLANNING ASSESSMENT

Principle of development:

Policy LP1 of the Local Plan states that when considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. LP1 goes on further to stating that;

“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.”

Paragraph 69 of the NPPF recognises that *“small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should... support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes”*. Although the Local Planning Authority can demonstrate a five-year housing land supply, we contend that the development of this plot would contribute to the housing supply in the district.

Under Chapter 11 of the NPPF, planning decisions should support development that makes *“efficient use of land”* taking into account the need for different types of housing, local market conditions, infrastructure, the prevailing character of the area, the desirability of promoting regeneration or

change, and the importance of securing well-designed, attractive and healthy places. We contend this proposed property provides some element of balance considering the recent development of larger and therefore more expensive property within the village. This development, despite being intended for the applicants son, will in future years, present an opportunity for first time buyers or others that are downsizing yet wish to stay within the village of Hade Edge.

The advice in Chapter 12, "Achieving well-designed places", should also be taken into account, in particular that planning decisions should aim to ensure that developments will function well, add to the overall quality of the area, optimise the potential of the site to accommodate development and create safe and accessible environments. This application enhances the site by way of removing the ugly dilapidated outbuildings and replacing with a well designed property constructed using locally sourced natural materials.

With regards to biodiversity enhancement, we have no objection to discussing bird/bat boxes incorporated within the build with the Kirklees ecologist.

The following Principles within the Housebuilders' Design Guide SPD are highlighted as being particularly relevant for the purposes of this statement;

• Principle 2 New residential development proposals will be expected to respect and enhance the local character of the area.

We contend the proposed development does enhance the setting as noted above

• Principle 5 Buildings should be aligned and set-back to form a coherent building line and designed to front on to the street, including corner plots, to help create active frontages. The layout of the development should enable important views to be maintained to provide a sense of places and visual connections to surrounding areas, and seek to enable interesting townscape and landscape features to be viewed at the end of streets, working with site topography.

Whilst there isn't a particular distinctive building line of 323, 325/327 we have loosely followed the frontage, as noted on the proposed Site Plan. The proposal creates an active and attractive frontage yet still enables, with the small proposed frontage, the views across the village.

• Principle 13 Applicants should show how different materials which are prevalent in the vicinity of the site have been taken into account in the proposal.

We have specifically followed the traditional design of the older properties within the village of Hade Edge as opposed to the more recent residential developments.

• Principle 14 The design of windows and doors is expected to relate well to the street frontage and neighbouring properties and reflect local character in style and materials.

The proposed openings replicate those in the locality, creating a balanced appearance on the external elevations, with the incorporation of the blocked up window to the first floor part of the South elevation to provide character and be in-keeping with both historical properties (window tax) which has also been incorporated in the more recent neighbouring residential development.

• Principle 15 The design of the roofline should relate well to the site context, including topography, views, heights of buildings and the roof types.

Whilst the directly adjacent properties have roof slopes perpendicular to the road as opposed to the proposed gable on proposed dwelling, there are other properties in the immediate locality that have gables fronting the road (the properties directly opposite and the recent residential properties just a

short distance further up Dunford Road). The orientation of the roof has been arrived at purely from a carbon footprint perspective to make the most of the south facing roof slope to incorporate a solar array. This will provide a significant boost to the proposal to create an almost zero carbon dwelling, a substantial aspect when considering a starter home, not to mention the positive contribution towards reducing the reliance upon fossil fuels and also reducing the emissions resulting from dwellings.

Residential Amenity

With regards to the impact on residential amenity the following principles within the Kirklees Housebuilders Design Guide Supplementary planning document are of importance:

• Principle 6 Residential layouts must ensure privacy and avoid negative impacts on light, having regard to the following standards:

- 21 metres between facing windows of habitable rooms at the backs of dwellings;
- 12 metres between windows of habitable rooms that face onto windows of a non-habitable room;
- 10.5 metres between a habitable room window and the boundary of adjacent undeveloped land; and
- for a new dwelling located in a regular street pattern that is two storeys or above, there should normally be a minimum of a 2 metres distance from the side wall of the new dwelling to a shared boundary.

Given the ongoing internal alterations to the adjacent property, 325/327 Dunford Road, this property will only have one window on its south facing gable (a first floor obscure glazed bathroom window). The separation from the existing property to the proposed property is 2.4m & 2.2m to the rear corner. The proposed boundary fence has been indicated as offset to ensure an acceptable gap for maintenance of the new property, which has access to the rear on the opposing south side of the property but also to provide more space to access the rear of the existing property 325/327. The distance from the proposed property to the East dry stone wall boundary is 1.9metres. We contend this is adequate/acceptable.

• Principle 16 – all new dwellings to have sufficient floor space to meet basic lifestyle needs, having regard to the Nationally Described Space Standards.

The proposed has an internal floor area of 315sq ft/29.3m². Based upon two stories this equates to 58.6m² which complies with the national space standards.

•Principle 17 – All new houses should have adequate access to private outdoor amenity space that is functional and proportionate to the size of the dwelling and the character and context of the site.

It is considered that the existing property would be left with a garden that would be proportionate to the needs of the intended and potential future occupants. Considering the rural location, proximity of the public recreational area and local network of bridleways, footpaths and unrestricted open access moorland, we contend the proposed amenity provision is acceptable.

The Holme Valley Neighbourhood Development Plan 2019 states *“On average, houses in the Holme Valley are more expensive than anywhere else in Kirklees, according to information obtained from Kirklees Observatory. The 2011 census showed that there is a greater proportion of detached houses and a lower proportion of semi-detached houses and flats or maisonettes. This profile, given the type of property being approved since then, is unlikely to have changed. Indeed, there is growing concern about the number of larger, high-cost properties being built in the Valley and the absence of lower cost, smaller dwellings. There is a general consensus amongst local people of the need for more affordable, smaller housing to help young people live independently, to support older people wishing to down-size and to accommodate people whose circumstances change.*

During the 2017 public consultation, the overwhelming message was that residents wished to see affordable housing, with over 72% of responses supporting this. Affordable housing has a specific definition of 'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the definitions' set out in the NPPF. However, anecdotally, it has been interpreted in a different way and since it was often mentioned alongside small housing, the importance of more, smaller housing stock to local people is clear. Quotes indicated that residents wanted to see 'Houses that first-time buyers can afford, and old people are able to remain living in' and 'sensibly sized and placed development' and 'some small and affordable housing'.”

The Public Consultation and Engagement of the Holme Valley Neighbourhood Development Plan 2019 states *“Local recognition of the need for smaller and affordable homes which has been expressed repeatedly in local surveys. Holme Valley Vision’s Young People’s Survey of 1,027 young people in 2012 identified that ‘affordable, suitable homes to encourage people to stay in the valley was important for nearly three quarters of the sample’ while their wider Residents Survey of 2,640 people identified that over 55% thought it ‘important to have more affordable as well as more starter homes in the Holme Valley area. As one respondent to the Regulation 14 consultation stated, ‘[we need] to address the evident undersupply of homes that are suitable for: (a) younger people, many of whom wish to live and work in the area, but are unable due to unaffordable rents and house prices; (b) older people, many of whom have particular social and health care requirements’. Another commented that ‘we need to break the cycle of developers building 4+bed detached houses which suit commuters rather than providing smaller houses for young and old and those needing to downsize. 70% of local people said they want more affordable and smaller houses but all the new ones being built are large so are out of kilter with public demand.”*

This proposal, whilst currently intended for the applicants son, will provide a small dwelling for the future which fits the criteria for younger people starting out or others downsizing.

The density of the proposal, we contend, should not be considered to represent ‘over development’ of the site just because it involves loss of ‘garden land (also called ‘garden grabbing’). As previously noted this is underused residential amenity space with a cluster of dilapidated outbuildings that currently present a negative aesthetic within the street scene setting.

The proposal for the small dwelling, on a proportionally small plot, is directly adjacent to two other dwellings with similar small sized amenity/curtilage area. In the wider context other older style properties also have compact amenity areas. As such the proposed development, we contend, is in a high-density area.

The National Planning Policy Framework 2021 'Achieving Appropriate Densities states "*Planning policies and decisions should support development that makes efficient use of land, taking into account;*

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places."

Kirklees Local Plan 2019 LP 24 Design.

This policy states "*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;

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”

Whilst some of the above is clearly not applicable, it is evident that the proposals incorporate good design to the extent of the form, scale, layout and details of the proposed development respects and enhances the character of the townscape.

The proposal retains the small domestic curtilage for the existing dwelling with a predominantly south facing garden area afforded to the proposed compact dwelling.

Appropriate levels of space separation are provided with privacy for current, proposed and future occupants considered.

With regards to sustainability this proposal creates a traditional dwelling yet one that will be low carbon and cheap to run and maintain. The use of locally sourced and reclaimed/fully recyclable materials also positively contributes to the sustainability of the development along with good transport links and the amenities available within the village of Hade Edge.

The proposed orientation (south facing roof slope) provided optimum solar gain for the proposed solar panels, use of renewable energy (air source heat pump) provision of an electric vehicle charging point and reusing surface water all contributes to providing a low carbon proposal.

Appropriate water storage is provided.

The site is not subject to flooding and does not increase the threat of flooding locally.

The layout factors in crime, with a secured by design approach to provide natural surveillance.

The property is capable of being easily adapted to suit an older occupier downsizing or providing flexibility for a range of potential users/occupiers. Naturally the property will comply with Approved Document M (access to and use of buildings) therefore creating an accessible and inclusive property.

OTHER CONSIDERATIONS

Climate Change

On 12th November 2019, Kirklees Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target; however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications the Council use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

The proposed plans clearly indicate climate change has been factored into the overall design with the integration/inclusion of solar panels, EVCP, air source heat pump and rain water harvesting. Furthermore a climate change statement also forms part of the planning application.

The site is 300m from the nearest bus stop which links the location to the nearby towns of Holmfirth and Penistone/Barnsley. This ensures that future residents will be able to fulfil many of their regular needs without making a long car journey. Hade edge as a village has a community group, 2 x butchers shops/delicatessens, a hair dressers and a pub/restaurant. The location is therefore considered to be sustainable.

Trees

No trees are impacted as a result of this application. The nearby mature trees to the West and East are located far enough away to ensure the root protection area is not impacted on. Indeed no tree impacts were raised during the recent 2022/62/92067 planning application that required more extensive groundworks.

Protective fencing was suggested by the Kirklees tree officers on the previous/recent 2022/62/92067 planning application but we consider such a condition unnecessary given the land is within totally unrelated and separate ownership. As such material storage, groundworks, etc on this separate land will not arise.

Ecology:

The site in its present state is likely to have only very modest biodiversity value as it contains no mature trees and low height, well sealed buildings (to be removed).

Chapter 15 of the NPPF relates to conserving and enhancing the Natural Environment. Paragraph 179 of the NPPF outlines that decisions should promote the protection and recovery of priority species, and identify and pursue opportunities for securing net gains for biodiversity. Policy LP30 of the Kirklees Local Plan and Policy 13 of the HVNDP echo the NPPF in respect of biodiversity. Policy LP30 outlines that development proposals should minimise impacts on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist.

The site is not in a 'bat alert layer' on the Local Authorities mapping system, and given the low height of the outbuildings (to be removed) it is considered that the proposals are unlikely to cause harm to protected species. We are however open to discussing bird boxes within the proposed design to provide an ecological enhancement and net gains.

Drainage

The site has not been identified as being at risk of flooding.

The existing drainage system will be reused for both foul and surface water drainage, with surface water being collected for reuse.

Given the proximity to the highway and layered shale prevents a soakaway being an appropriate form of surface water drainage. Naturally a soakaway is one of the more sustainable options within drainage hierarchy principle but they are not always practical for small sites in urban areas, given the size, topography of the site and proximity to the highway we contend that a soakaway would not work here.

Surface water from the existing range of outbuildings currently discharges directly to ground, this in addition to the hard paved/concrete area, causes surface water run off onto the adjoining highway. Naturally during intense rainfall or freezing conditions this is not ideal or appropriate.

The proposed hard landscaped areas and proposed surface water run off is very similar to the current arrangement. Connecting this in the drainage system, we consider, enhances the arrangement and provides a positive highway safety benefit.

Approval under Building Regulations would be required in the event of an approval to consider the discharge of surface and foul waste from the site.

CONCLUSION

We contend this well thought out proposal brings a neglected and unsightly site into purposeful and functional use with a sympathetic design that enhances the street scene.

It provides a compact new dwelling fit for the future when considering climate change and energy costs and more so one to present opportunity for locals to remain within the local community as opposed to being forced to move out of the area.

The design is shaped around the site along with the existing adjacent building, providing a modern yet traditional appearing dwelling.

Whilst it is appreciated every application is considered on its own merits, there should be a consistent approach in all planning applications. Consistency in decision making is a well-established principle in planning, which has been supported in many court decisions. Previous appeal decisions are capable of being a material consideration. Like cases should be decided in a like manner. Consistency is important to both applicants and agents along with Local Authority planning departments so they know where they stand. It also secures public confidence in the workings of the development control system.

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.