

DESIGN AND ACCESS STATEMENT + SUPPORTING STATEMENT

Location	Rear of 3 East Fold, Busker Lane, Skelmanthorpe, Huddersfield, HD8 9EZ
application	Erection of Detached Dwelling
client/applicant	Mr M Steel.
job number	22/801.
date	March 2023.

Ltd
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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 erection of a detached dwelling.

SITE DESCRIPTION

The application relates to 3 East Fold. The proposal is sited to the rear of the host property.

The existing dwelling, 3 East fold, is a two storey detached property located on land in Skelmanthorpe, Huddersfield.

The existing dwelling is faced in stone and incorporates a dual pitched roof. The dwelling benefits from extensive off road parking to the front with substantial gardens, predominantly to the rear.

Neighbouring properties are residential use and are also two storey dwellings of varying architectural designs.

DESCRIPTION OF DEVELOPMENT

The application is for the erection of a detached dwelling, modest in scale to meet Mr Steel's needs, the applicant.

The dwelling, as indicated is sited within the rear curtilage of the dwellinghouse.

The proposed dwelling is 'L' shaped and replicates the recent approval for an ancillary outbuilding (swimming pool enclosure and garage). Indeed the shape size, height and appearance is remarkably similar to that of the extant approval.

The site lies within the greenbelt. We contend however that the existing extant approval ([2022/CLD/94055/E](#)) for an ancillary building (same shape, size, height and virtually the same appearance creates a fall back position). The visual impact, impact on residential amenity and any perceived harm to the greenbelt is the same as this extant approval. As such the only potential planning issue we contend is highway safety.

Give the scale and size of the property we consider that the resultant vehicle movements will be negligible. A bin storage/collection area is indicated on the proposed site plan.

The access, already consented, we consider sufficient for Emergency services. In the case the local authority consider otherwise, we will incorporate a domestic misting system which will negate the need for emergency vehicle access to the proposed dwelling.

USE

The use of the property will be residential in association with the existing dwelling, 3 East Fold, Skelmanthorpe. The existing use of the site is residential (domestic curtilage).

Sited in and amongst other residential properties, the site is considered suitable for residential use.

AMOUNT & SCALE

The amount and scale can be seen on the accompanying plans. We contend the scale and amount is proportionate and acceptable.

LAYOUT

The layout of the property, both internally and externally, can be seen on the accompanying plans.

LANDSCAPING

The existing garden is already a well landscaped garden, a fence will be erected between the two properties to formally separate the curtilages, but this proposed 1.2m high fence, to the rear of the existing property, is exempt from planning control.

APPEARANCE

The appearance of the property can be seen on the accompanying plans. If the planning case officer wishes to discuss materials/design then please don't hesitate to get in touch with Paul Matthews Architectural Ltd.

The proposed dwelling will be subservient in appearance given the single storey design.

ACCESS

Access to the property will be via the extant approved access. A turning area has been added to the head of the private drive that will enable vehicles to enter and exist in forward gear.

The access into and around the dwelling was a major design factor given the intended occupation of Mr Steel, the applicant. All internal doors are wider than traditional internal doors which will lead to a property fit for a lifetime.

OTHER MATTERS

CONTAMINATION/CMRA

Considering the long established domestic curtilage use and the extant approval, on the exact same footprint, we contend a contamination report or a CMRA (coal mining risk assessment) is not required.

ECOLOGY & TREES

Whilst no bat or bird boxes have been incorporated within the design, we are more than willing to discuss and consider any appropriate biodiversity enhancements to the proposals.

Removal of some ornamental trees is required to form the access. This however is an extant approval. The trees to the site frontage are subject to TPO's, these will not be affected by the proposed development

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 indicate climate change has been factored into the overall design with the integration/inclusion of an EVCP and an air source heat pump. Integration of low energy lighting throughout and independent internal temperature controls contribute towards an energy efficient dwelling.

A climate change statement also forms part of the planning application.

The site is a short walk from the village of Skelmanthorpe, where all local amenities and services can be located. The site is on a regular bus route linking the site to other local villages, Huddersfield and Wakefield. This ensures that the applicant and any future residents/occupiers will be able to fulfil many of their regular needs without making a car journey.

DRAINAGE

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

It is intended, subject to a porosity test, that the surface water run off will discharge into a soakaway – all subject to LABC (Local Authority Building Control) site inspection and approval.

A soakaway is the most sustainable of the drainage options within drainage hierarchy principle.

Foul drainage will connect into the existing private foul drainage on site prior to discharging into the local sewer network.

CONCLUSION

We contend this well thought out proposal makes good use of the existing extensive domestic curtilage serving the host property. The existing property will still retain a larger than average garden space with parking and access being unaffected.

The proposals provide a modern new dwelling, a bungalow, fit for the future when considering climate change and energy costs, and more so one to present opportunity for the applicant to remain on site.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.