

DESIGN AND ACCESS STATEMENT

11.04.23

SITE:

LAND ADJ 58 THE COMMON
THORNHILL
DEWSBURY
WF12 0LJ

DESCRIPTION:

PROPOSAL FOR A DETACHED DWELLING

REF: 22261-A

1.00 Introduction

1.01 This report has been prepared by Hasan Dadibhai (BA Hons, PG Dip, ARB RIBA).

1.02 The report is in relation to a proposal for the erection of a detached dwelling at The Common in Thornhill, Dewsbury

1.03 The report outlines the planning, design, and access considerations of the development, in the context of local and national planning policy.

2.00 Site

2.01 The site is located at The Common, in Dewsbury, Kirklees.

2.02 Dewsbury is a Market Town located south of Bradford and Leeds, connected to both cities by the M1 and the M62. The application site is located east of the Town Centre.

2.03 The site is approximately 578 sqm. A brownfield site, which currently has a semi detached dwelling and a garage. The site is part of the domestic curtilage of 58 The Common; a two-storey semi-detached house with an above average sized garden, compared with the houses immediately adjacent. It comprises of a lawned garden, a detached garage and a hardstanding area for car parking and turning. The site is at the edge of the existing built environment and on a main road between Thornhill Lees and Thornhill Edge, with regular bus services to the town and district centres nearby.

2.04 Having closely studied the brief and assessed the area, this application proposes a design which addresses the brief of the applicant while remaining sensitive to the character and amenity of the predominantly residential area. In doing so, the design has embraced sensitive architectural language, incorporating vernacular materials, to create a well considered proposal.

2.05 The design is sensitive to the underlying character of The Common in terms of height, scale, mass, materials, and orientation. At the same time, it has explored a very fresh approach to design, injecting interest and enhancing it through high quality design and specification.

3.00 Planning History

3.01 In September 2020 the site was granted a Change of use of the land to form vehicular access.
(2020/62/92302/E)

3.02 In December 2020 the site was granted permission for Demolition of existing garage and erection of detached dwelling (2020/62/93587/E)

4.00 Use

4.01 The existing makeup of The Common consists of two-storey stone built houses with a driveway and rear extensions. The application site is a brownfield site,

enclosed by stone walls and timber fencing and has had a previous approval for a single detached dwelling.

4.02 The proposal seeks to construct a single detached dwelling with associated parking. This addresses both a local and national shortage. The site is ideally placed for this use and would be better use of the large garden, compared to its current situation.

5.00 Appearance

5.01 The existing houses along Leeds road are of Victorian character. They use brick with stone masonry construction along The Common Road. The height of the houses are two storey, facing onto The Common.

5.02 The proposed development would involve minor alterations to the boundary wall and excavations of the front garden to create the access. The proposal incorporates a palette of natural coursed stone and buff render on the primary elevations, referencing the local vernacular. Whilst the proposal is sympathetic to the traditional street scene, contemporary materials such as render will enhance the area.

5.03 The dwelling is placed back from the main building line so as to minimise the impact of the proposed dwelling on the streetscene.

5.04 The site is at the end of a row of houses on the south-western side of The Common and it is adjacent to a bend. There is a cluster of mature trees to the side and rear. Hence, the new dwelling, whilst not strictly following the established building line, would not have a significant adverse impact on the street scene, taking account of its position relative to the surrounding buildings, the road, and the adjacent trees.

5.05 The resulting design takes into account the traditional surroundings whilst increasing interest into the area through high quality design and use of contemporary materials.

6.00 Access

6.01 There is access to the site from The Common, which meets requirements for Highway safety.

6.02 There is an appropriately sized turning head to the front of the new dwelling, allowing vehicles to enter and exit the site in forward gear.

6.03 There is level access at ground level for all units, in compliance with Part M of the Building Regulations.

7.00 Scale

7.01 The design has taken into account the impact upon neighbouring dwellings, so not to adversely impact their residential amenity.

7.02 The new house would be two-storey in height, to match the existing houses in this location. Its footprint would be comparable to that of the adjoining houses and so would its garden. There would be appropriate spacing between the existing and proposed developments, to avoid a cramped built environment that would be harmful to visual amenity. Furthermore, there is already a mix of house types on The Common

7.03 The proposed building footprint is similar to the previously approved scheme and in doing so, avoids overbearing or overshadowing to the neighbouring dwelling whilst increasing interest to the area through high quality design.

8.00 Planning Policy

8.01 Planning Policy has been carefully examined in the National Planning Policy Framework (NPPF 2012). The policy position is very supportive, promoting economic growth through the creation of jobs and bringing vacant land into viable use,

8.02 Planning history:

Change of use of the land to form vehicular access.

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8.03 This section sets out the legislative framework and planning policies which provide the context in which this application should be considered. The following policies and plans are relevant for this application:

8.04 National Planning Policy Framework

National planning guidance came into effect on 27 March 2012 in the form of the National Planning Policy Framework (NPPF). The primary focus of the NPPF is a presumption in favour of sustainable development. Paragraph 7 clarifies that there are three dimensions to sustainable development: economic; social; and environmental and that these are mutually dependant. Paragraph 9 further states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life including (inter alia) widening the choice of high quality homes.

8.05 The proposed development is considered to comply with the three strands of sustainable development as follows:

Economic - The proposal will bring economic gains by providing business opportunities for contractors and local suppliers, creating additional demand for local services and potentially increasing the use and viability of local bus services.

Social - There will be a social gain through the provision of new housing at a time of general shortage.

Environmental – Historical maps confirm that the application site is a previously developed site. Previously developed land is defined in the NPPF as land which "is or was occupied by a permanent structure, including the curtilage of the developed land...and any associated

fixed surface infrastructure." (Annex 2, p.55 of NPPF). The NPPF encourages the effective use of land by reusing land that has been previously developed wherever possible.

The proposal is therefore considered to be sustainable for the purposes of the NPPF.

8.06 Chapter 6 'Delivering a wide choice of quality homes'

The NPPF states that to boost the supply of new homes Council's should identify sites sufficient to provide 5 years' worth of housing against their housing requirements with an additional 5% buffer to ensure choice and competition in the market for land.

8.07 Paragraph 49 further states that housing applications should be considered in the context of a presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites.

9.00 Conclusion

9.01 This report argues the justification for the construction of 4 dwellings at the vacant land at Battye Street.

9.02 A vacant brownfield site, located in an area with a significant housing shortage, there is a clearly demonstrable need for additional housing.

9.03 The site benefits from an extant permission for a detached dwelling similar in massing and scale, clearly establishing the principle of development sought.

9.04 The proposal incorporates materials which are predominant in the area. The Elevations use natural coursed stone, sympathetic to the surrounding area and local vernacular.

9.05 Being previously developed, the site is considered acceptable for residential development when assessed against the NPPF and the saved policies in the UDP. Furthermore, there is a presumption in favour of new housing developments, in accordance with policy outlined in the NPPF. The application is therefore considered in line with both local and national planning policy.

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