design & access statement

application:	Proposed dwelling on land adjacent 137, Meltham Road, Lockwood, Huddersfield
applicant:	Executors of Albert Manion (deceased)
project nr:	22084 – DAS
date:	14 April 2023

Introduction

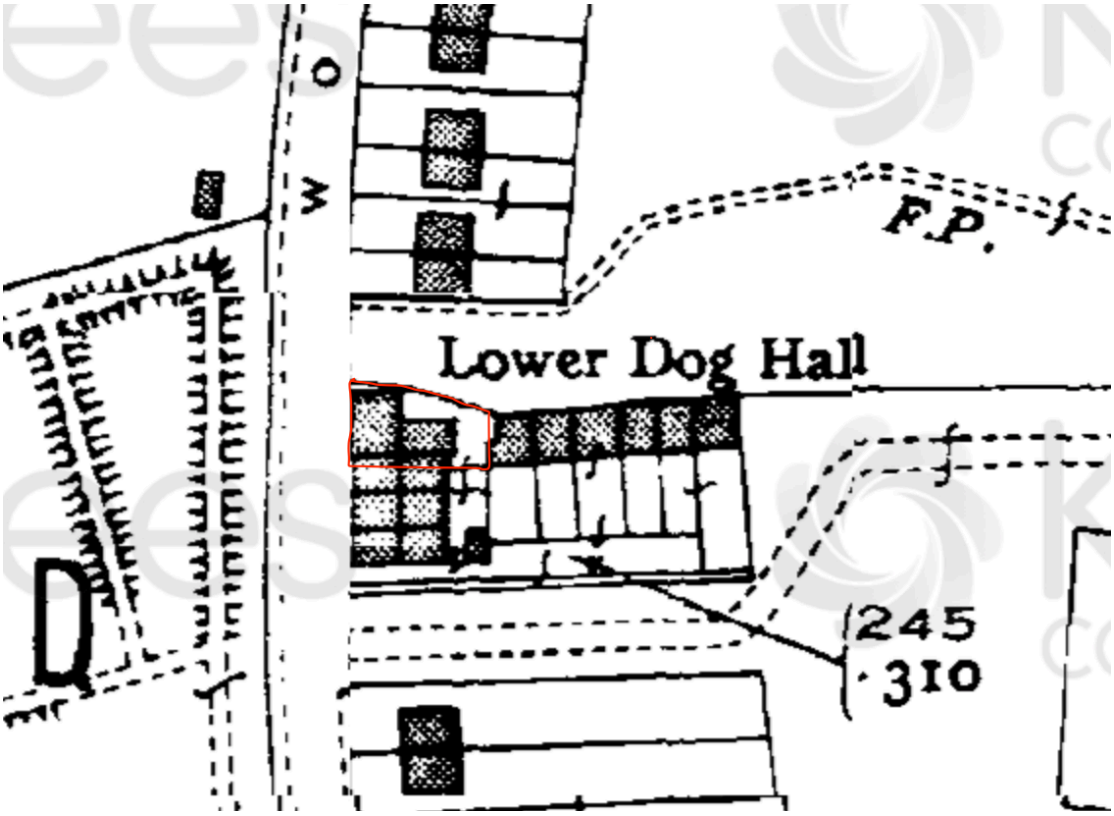
This statement is prepared in respect of the outline planning application for a proposed dwelling on land between 137 and 139, Meltham Road, Lockwood, Huddersfield.

Context & Use

The site is currently unused and generally overgrown with vegetation and lacks maintenance. The application site area is 218m^2. The proposal is considered an infill plot of land and is immediately adjacent a similar plot of land which was developed around nine years ago under permission 2013/62/90161/W.

We envisage a very similar development, consisting of a modestly sized dwelling with parking facilities.

The Kirklees Local Plan historical 1933 map shows that housing was previously present on the site (see below).



Reserved Matters

This outline application does not seek approval of layout, access, scale, appearance or landscaping of the development; however, indicative access off Meltham Road is shown on the submitted plans.

Sustainability

The site is in a highly sustainable location, indeed there is a bus stop adjacent the front of the site in the direction of Netherton and Meltham and a bus stop approx. 100 metres away in the direction of Huddersfield. Both Netherton and Lockwood are both within comfortable walking distance of the site.

The proposed dwelling will be constructed to current building regulation standards, including thermal performance, airtightness & water usage, to create an energy efficient home.

Conclusion

The proposed development will create a modestly sized sustainable dwelling similar to the adjacent recent development, adding to the Kirklees housing stock of affordable homes.

Tony Stead
Director
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