



# Design and Access Statement

for

Proposed New Dwellinghouse on land adjacent  
to 170 Penistone Road, Shelley, Huddersfield  
HD8 8HZ

for

Mr and Mrs I Sowerby

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Proposed New Dwellinghouse on land adjacent to 170 Penistone Road, Shelley, Huddersfield HD8 8HZ

## DESIGN and ACCESS STATEMENT

### *The Area and Planning History and Pre-application Report*

A pre-application enquiry was submitted to Kirklees Planning Services in February 2022. A response was received 31<sup>st</sup> January 2023 with the report which was generally favourable regarding the proposal to erect a new house on the site.

The report lists the proposal details and the site and relevant planning history. The site covers about 0.081 Ha and slopes down from the road to the south west about 7 metres. It has an existing cottage at the lower side which has planning permission for a gable extension.

Permission for a house on the site was refused in 1993 (93/03519) and a new gate and fence application withdrawn in 2003 (2003/91238) and for a detached garage refused in 2004 (2004/92182).

The report continues with details of the land allocation and relevant planning policies and confirming that the land is presently unallocated in the Kirklees Local Plan (2019) and continues with a list of relevant policies of the KLP pertinent to the proposal.

It also refers to the relevant policy statements in the National Planning policy Framework.

The report continued with guidance on the planning matters relevant to the proposal. The principal of residential development was considered acceptable but should take account of further consideration which were listed in detail.

The design should follow considerations set out in policy LP24 of the KLP and Chapter 12 of the NPPF and although Officers considered the proposal would overwhelm the present cottages on the lower part of the site it was an opportunity to provide an acceptable design being of a substantially smaller scale and in keeping with the character and design details in no 170.

The original design was considered unacceptable but a new design is now proposed and submitted with this statement which takes into account the comments and guidance in the pre-application report.

### *The Site*

The site is accessed from the main Penistone Road through an existing entrance in the stone boundary wall and which is slightly set back from the road.

The site slopes downwards towards the south dropping about 7 metres from access road to ground floor level of no 170 Penistone Road.

The site is mainly an open grassed area with paths and steps leading down to the existing cottages and outbuildings with a concrete hardstanding at the access.

The proposed new house is to be situated at the top of the site and well away from the existing cottages and with a garage tucked into the far cottage. The new house is to face approximately south to maximize sunlight to the proposed Photovoltaic solar panels.

The character of this particular area is stone built houses/cottages and some terraced houses with slate/tile/stone flagged roofs but there are no listed building near the site and nor is it in a Conservation Area. No 170 is built in coursed local stone with a flagged roof.

## ***Design***

### **Context**

The proposed Dwellinghouse will be built in coursed stone and will be sympathetic to the cottages in design and appearance.

From the road it will appear to be of a 'bungalow' style due to it being set into the sloping site.

The entrance will lead to bedrooms on the ground floor and stairs lead down to the lower ground floor and the living room, dining and kitchen which leads onto a new level terrace.

The new house being set down about 1 metre from the main road would be further screened by the 900mm high dry stone boundary wall and will be set into the corner of the site as indicated providing a greater clearance between the front elevation and the existing cottages. This a smaller design with reduced overall width having a much reduced impact on the cottages below.

The construction would be of a low energy with high levels of insulation, compact design and internal energy recovery. Solar panels may also be an option together with log burning stoves.

The development would fill a need for both housing and energy conservation and assist in reducing greenhouse gas emissions in the long term. An electric car charging point would be included for the house.

### **The Proposed Design in Detail**

The new house will use coursed local natural stone to all elevations and terracing walls and the cavity fully insulated with insulated dry lining internally. Floors will be highly insulated and the roof space also and in line with the structure.

Solar panels are included in this final design and heating by an air source heat pump.

A small oak framed gable is featured at the front providing a sheltered entrance to the hall which provides access to the bedrooms on this ground floor level and stairs down to the living accommodation on the lower ground floor. The porch provides a modern feature framed by the remaining building in a cottage style design.

The accommodation on the first floor comprises a large family bathroom and a bedroom each side with a bedroom/study adjacent to the hall and the master bedroom with en-suite at the end.

The double garage is attached to the cottage and set back to take advantage of the site shape.

The garage would be 5.0m wide x 6.0m deep and include an electric charging point.

On the lower ground floor the stairs lead down to a utility and toilet with access to outside and a large open plan kitchen/dining/living room and pantry. Heating is supplemented by a log burning stove and the slide/fold doors facing south are set forward under a small flat roof which provides a balcony area for the master bedroom.

### **Scale**

The scale and appearance of the houses is shown on the drawings provided.

### ***Access***

Access from Penistone Road already exists but this is to be improved by widening and re-building the present boundary walls to a maximum height of 900mm.

The new access will be 5 metres wide and provide a level area of driveway 6 metres deep from pavement into the site. This is indicated on the drawing.

The new widened driveway leads to a parking and turning area serving the new double garage and providing a surfaced access to the entrance to the cottage. Off street parking is also shown.

Access will be in a forward direction and passing provided at the entrance for a car leaving and entering and egress in a forward direction. This will also benefit the existing cottage parking arrangements.

Site lines are improved with the new access arrangements and wall height reduction for traffic on the main road which has a speed restriction to 30 mph.

### ***Conclusion and Compliance with Policy***

Kirklees new LDF is now in force and the proposed development would take reference to compliance with the new policies and those in the latest national Planning Policy Framework that would be relevant to the proposals and the guidance in the pre-application report.

*This design and access statement has been prepared by DB. Architects (Yorkshire) Ltd.,*