

May 2023

PLANNING,  
DESIGN &  
ACCESS AND  
HERITAGE  
STATEMENT

OUTLINE APPLICATION FOR ERECTION OF  
DETACHED DWELLING  
SWEEP LANE, HOLMFIRTH.

**Job 2834**

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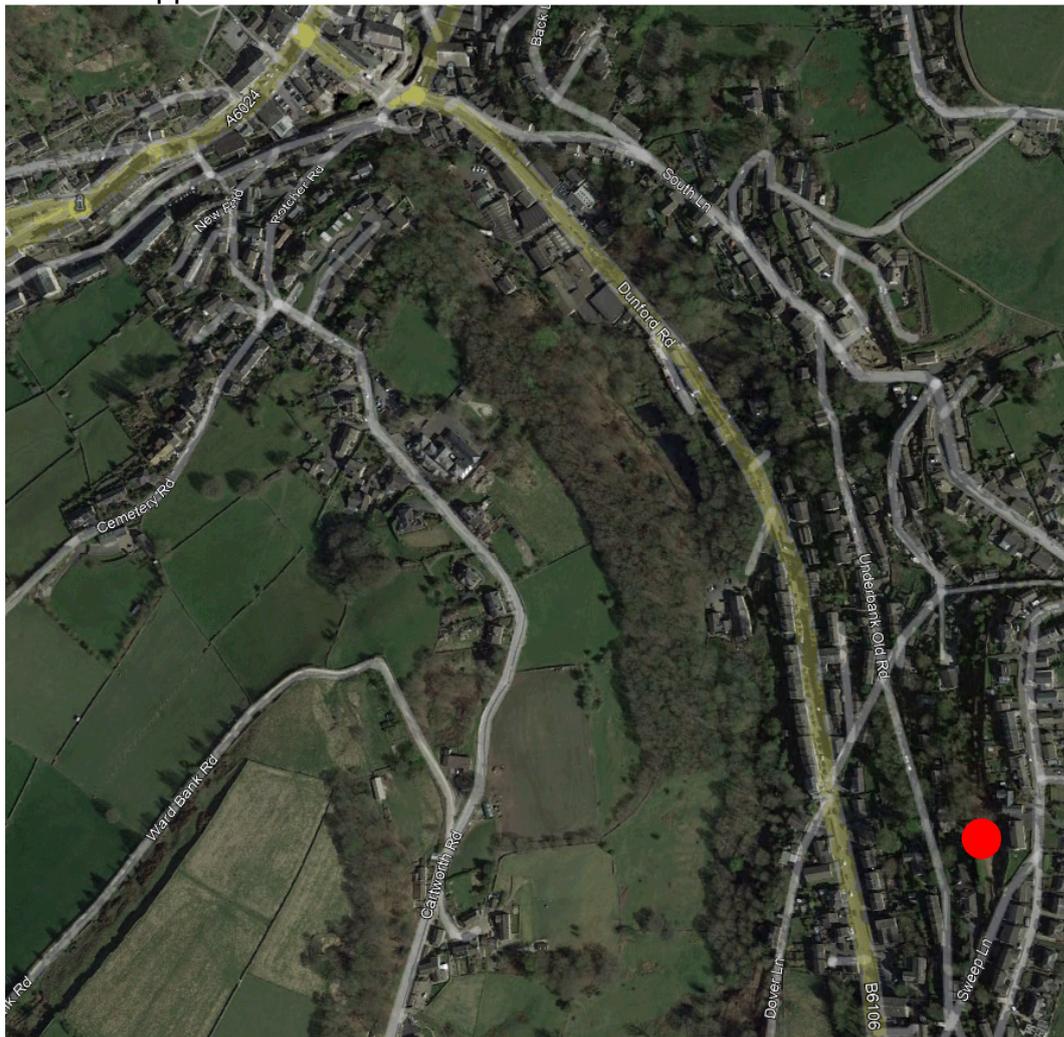
## SECTION 1: INTRODUCTION

1. This statement has been prepared to support an outline planning application for the erection of a detached dwelling on land off Sweep Lane, Holmfirth.
2. 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 areas.
3. The aim of the statement is to ensure design is integral to the creation of new developments; this further reinforces guidance contained within the National Planning Policy Framework.

## SECTION 2: LOCATION AND SITE DESCRIPTION

4. The site comprises an undeveloped parcel of land that sits between the dwelling at 26b Upper Bank End Road and two houses, Heather Crest and Collado, on Underbank Old Road to the west.

Photo 1: Application Site



5. This site is located in Underbank, approximately 750m to the east of Holmfirth Town Centre. The site is situated on a relatively steep southwest facing hillside.
6. The southern part of the site is unallocated in the Kirklees Local Plan, however the northern part, where the indicative layout shows the house to be located, falls within Underbank Conservation Area.

### **SECTION 3: PROPOSED DEVELOPMENT**

7. The proposed development comprises the erection of a detached dwelling. As this is an outline planning application, all matters including, appearance, scale and layout will be determined at the reserved matter stage.
8. Whilst access will also be determined at the reserved matters stage, access will have to be taken from Sweep Lane. The site is wide enough to create a wide entrance into the site to allow the site to be accessed from both the north and south.
9. An indicative layout accompanies this planning application that shows how a detached house can be accommodated on the site.
10. The proposed dwelling has been positioned to follow the prevailing pattern and grain of the existing surrounding development, allowing the new dwelling to take advantage of the views and outlook over the valley to the West. The space about buildings has been taken into consideration between the new proposals and the surrounding properties. The scale of the proposed dwelling continues the existing character of the traditional houses stepping down the hillside and is appropriate to the surrounding development. The proposals provide a good balance of built-up form and open green space and when viewed from across the valley it will sit comfortably within the existing skyline.

### **SECTION 4: SIGNIFICANCE OF HERITAGE ASSETT**

11. The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements, it sets out that:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*

12. The assessment of significance is proportionate to both the importance of the identified heritage asset and the likely impact of the proposed development.
13. The site is located within the Underbank Conservation Area, with a number of Grade II listed cottages nearby, by definition it is therefore part of a Heritage Asset. The conservation area is typified by narrow streets and tracks running parallel along the side of a steep valley, with tall dry stone retaining walls, short terraces of

traditional stone cottages and small historic areas of green space. The interspersed open spaces give glimpses of the extensive views across the valley, which all contribute to giving the conservation area the typical characteristics of a semi-rural Pennine Yorkshire hillside settlement.

14. Above the conservation area to the east is agricultural land with dry stone walls and narrow roads/tracks which further add to the character and context of the proposal site. The pockets of green space between the buildings, which this site contribute towards, are seen as important elements which help to form the character of the area, in particular when viewed from across the valley.

#### **SECTION 4: CONCLUSION**

15. The National Planning Policy Framework identifies a clear presumption in favour of sustainable development and requires that Local Planning Authorities should, where relevant grant planning permissions unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
16. The proposed development is wholly consistent with the presumption in favour of sustainable development set out in the National Planning Policy Framework and it positively addresses each of the Core Planning Principles.
17. Approval of this outline planning application will have no detrimental effect to, and will in fact enhance, the significance of the Underbank Conservation Area.