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PLANNING,
DESIGN
& ACCESS
STATEMENT

ERECTION OF TWO DETACHED DWELLINGS
ON LAND ADJACENT TO 13 QUEEN STREET,
MIRFIELD WF14 8AH.

Job 2838

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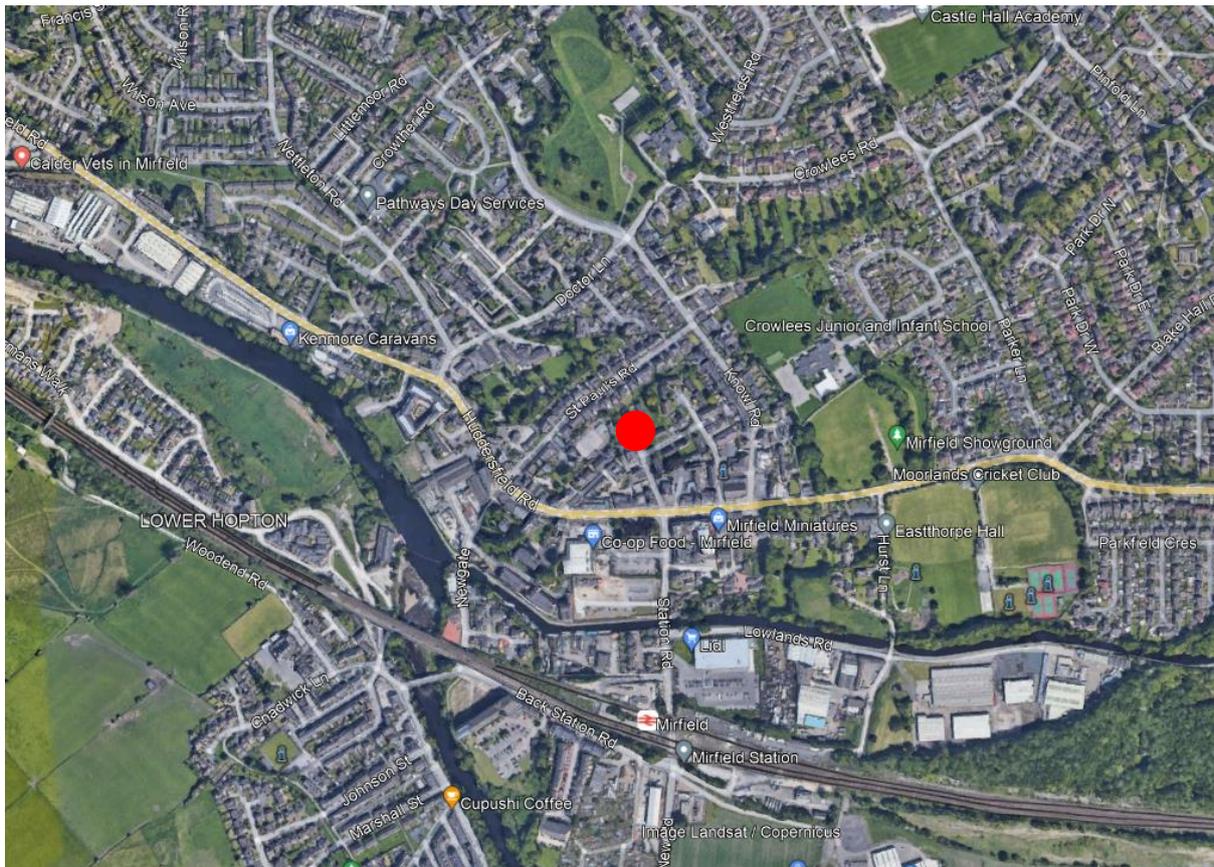
SECTION 1: INTRODUCTION

1. This statement has been prepared to support a planning application for the erection of two detached dwellings on land adjacent to 13 Queen Street, Mirfield.
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 aims of the statement are 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 extended garden area to the dwelling at 13 Queen Street, which is one of a pair of large semi-detached dwellings. The site extends beyond what would be the regular curtilage of 13 Queen Street.
5. Queen Street is a cul-de-sac that adjoins the A644, Huddersfield Road, in the centre of Mirfield. Queen Street is approximately 120m long and the site is situated at the northern end of the cul-de-sac. The western side of Queen Street comprises large Victorian buildings. At the southern end are a terrace of commercial units, before two large, detached buildings, the southern one is a detached dwelling and the northern one is now used by a veterinary practice and associated parking area. Beyond that are the two large semi-detached properties at 11 and 13 Queen Street. All the buildings have curtilage to the rear.
6. The opposite (eastern) side of Queen Street comprises three blocks of two storey 1960s flats. There is a junction that leads to Regency Road, that has three further blocks of similar flats, one to the north and two on the southern side.
7. Whilst the southern end of Queen Street comprises buildings that are in commercial use, as they form part of Mirfield Town Centre that extends to the east and west along Huddersfield Road, the wider area around the application site is predominantly residential.
8. The site is unallocated in the Kirklees Local Plan.

Photo 1: Application Site



SECTION 3: PROPOSED DEVELOPMENT

9. The proposed development comprises the erection of two detached, three-bedroom dwellings. The dwellings will have two bedrooms on the first floor with a master bedroom with ensuite and dressing room in the attic/roof space.
10. Access to the dwellings will be taken from a shared private driveway that continues the line of Queen Street. To the front of each dwelling will be two parking bay with space for vehicles to reverse out and drive back out in forward gear.
11. The proposed development includes the demolition of a building used as storage, creating rear garden space for the proposed two dwellings. The proposed rear gardens will reflect the size and depth of the other plot sizes to the south on Queen Street.

Impact on Visual Amenity

12. The proposed dwellings are two storey in height, with a master bedroom in the attic space. The proposed dwellings will reflect the height and depth of the large semi-detached properties adjacent to the site at 11 – 13 Queen Street, as well as reflecting the height of the more modern block of flats on the eastern side of Queen Street.

13. The buildings on Queen Street are constructed from a mixture of stone for the Victorian Buildings and then a combination of brick and render on the more modern buildings. There is no dominant character of style of buildings to this area. The proposed dwellings are to be constructed from coursed stone and off-white render, with anthracite interlocking tiles for the roof. The windows and doors will be anthracite UPVC. Together these materials will create a modern character.
14. The glazing to the front and rear of the building ensures high levels of natural daylight for the residents.
15. The depth of the dwellings from front to back reflects the other buildings on the western side of Queens Street, as do the plot and garden sizes.

Impact on Residential Amenity

16. The proposed dwellings comply with the Council's space around buildings guidance, with the windows to the front of the dwellings being approximately 24m from the front of the blocks of flats on the opposite side of the road.
17. There are no properties to the rear of the proposed dwellings as the site is bordered to the rear by the car park of the Mirfield Conservative Club.
18. Whilst the proposed development will see the development of the extended garden for the dwelling at 13 Queen Street, the dwelling at 13 Queen Street will still maintain an adequate amenity space to the rear of the property which will be the same size as the garden for the property at 11 Queen Street.

Impact on Highway Safety

19. The proposed development includes two parking spaces for each property and a turning area to allow cars to turn round and re-enter the adopted highway in forward gear.
20. The proposed development includes bin storage, which is shown on the accompanying drawings. Bin collection will be to the front of the proposed dwellings, in the same location as the collection point for the dwelling at 13 Queen Street.
21. Whilst the proposed development includes the demolition of the garage block/store at 13 Queen Street, the car parking for 13 Queen Street will not change as the residents will continue to use the driveway to the side of the property for parking.

Access

22. The proposed development is in a sustainable location, within 100m walking distance from the centre of Mirfield, which is well served by shops and services. There is a frequent bus service that runs along the A644 Huddersfield Road, providing links with Huddersfield and Dewsbury Town Centres. Mirfield Railway Station is 400m walking distance from the site which offers frequent services to Huddersfield, Leeds and Manchester.

SECTION 4: CONCLUSION

23. 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.
24. 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.
25. The proposals are supported by the Government's commitment to ensuring the planning system does everything it can to support growth. The proposals provide a housing offer fit for the 21st century in the right place and will contribute to the Government's desire for economic competitiveness, which subsequently facilitates a mobile workforce and dynamic economy.