

May 2023

PLANNING
POLICY
STATEMENT

ERECTION OF 1 DETACHED DWELLING, AT
LAND ADJACENT TO 33A CHURCH LANE,
CLAYTON WEST.

Ref: 2844

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SECTION 1:INTRODUCTION

- 1.1 This statement has been prepared to support a planning application for the erection of a detached dwelling on land adjacent to 33a Church Lane, Clayton West, HD8 9LY.
- 1.2 A planning application for the erection of a single dwelling (Ref: 2016/92432) was refused on this site in September 2016. This statement examines the proposed development in light of current planning policy and also assesses the previous reasons for refusal and explains how this application has been amended to overcome those reasons for refusal.
- 1.3 This document provides a detailed description of the proposed development, as well as showing how the proposed development complies with both National and Local Planning Policy.

SECTION 2: LOCATION AND SITE DESCRIPTION

- 2.1 The site is within the ownership of no.35 Church Lane and is located on Holmfield, located off Holmfield Road within the village of Clayton West. The site is approximately 22km southwest of Wakefield, and 18km southeast of Huddersfield. The site is unallocated in the Kirklees Local Plan.
- 2.2 Part of the site was occupied by a single timber and asbestos structure comprising 4 garages, which have been redundant for over 15 years and were in a state of disrepair. To the west of the redundant garages comprises overgrown grassland and a former vegetable plot. The site boundaries comprise boundary fencing, hedges and 2 mature trees protected by Tree Preservation Orders attached to them: ID 87/91/t1 and ID 87/91/t2.
- 2.3 The area around the proposed development site is residential consisting of retirement bungalows, terraced properties, and detached houses. A tall two storey stone detached property (The Retreat) lies immediately to the east of the site; 33A Church Lane (a bungalow and garden) lies to the north of the site; and a roughly surfaced but adopted road; Holmfield, lies to the south and west of the site, off which are located a row of council style retirement bungalows (circa 1965) and a short row of large stone terraced properties.

SECTION 3: PLANNING POLICY ASSESSMENT

- 3.1 The proposed development broadly resembles the previously submitted scheme, but with some fundamental changes that overcome the previous reasons for refusal.
- 3.2 The proposed development includes the demolition of the detached double garages for 33a Church Lane. The site for this application is larger than the previous application, as it encompasses the area of the demolished garages to the north. This gives the proposed development a larger garden area to the north of the site. This means the rear elevation can include windows as they won't directly overlook a neighbour's garden.
- 3.3 The proposed building is not as long but is a bit wider and the car parking area to the west of the proposed dwelling has been reduced in size.
- 3.4 In terms of the previous reasons for refusal;
- 3.5 The demolition of the garage to the north allows the proposed development to have far more amenity space and reduces the other buildings in the area, which overcomes the perception of a cramped form of development that was the case with the previous application. The larger amenity space allows a more regular shaped and sized building that reflects the other buildings in the area, and won't introduce another style of property into the area.
- 3.6 The length of the building has been reduced and the parking area to the west has been reduced, but with far simpler access and egress onto the access road adjacent to the property, rather than complicated vehicle movements from the west.
- 3.7 The amendments to this scheme reduce, if not completely mitigate the detrimental impact on the amenity of the occupants of 33a Church Lane. The length of the building has been reduced and the north elevation now includes windows, that break up the previously large blank elevation.
- 3.8 The larger amenity space, and the additional windows, and non-reliance of roof lights for natural light to the building significantly reduce any future pressure to prune or fell the protected trees. The tree-survey that accompanies this planning application explains how the western tree of the two has deteriorated in condition since the previous survey and recommends that tree is removed.

SECTION 4: CONCLUSION

- 4.1 This application seeks approval for a single dwelling which broadly reflects the previously submitted scheme, but which has been amended to overcome the reasons for refusal.
- 4.2 The proposed development is within a well-serviced village, is a previously used site, and has been designed to complement the surrounding area. The overall design and layout of the development will provide a good balance of accommodation with other existing properties in terms of volume, appearance and landscaping.