

# Outline Planning Application - 5 Woodside Lane

## Design & Access Statement for new dwelling

### **Proposal:**

The outline planning application is for a new detached dwelling to 5 Woodside Lane which previously formed part of the residential curtilage to No. 25 The Dell.

Pre-application planning advice was obtained from Kirklees Planning and Development Service (reference 2021/21252) and the planning application incorporates this advice.

### **Site Appraisal :**

This site was left as an undeveloped plot when the surrounding area and houses were built and has an existing access onto Woodside Lane.

#### **Physical Context**

The 0.17ha site is in the residential suburb of Fixby, surrounded by detached two and one storey dwellinghouses to its northwest, southeast and to the southwest. It previously formed part of the residential curtilage of No. 25 The Dell although the plot has been separated with a new boundary to the south west following the line of number 3 Woodside Lane. To its north/northeast boundary, is Urban Green Space designated land Upper Fell Greave Wood & Church of St Francis, Fixby which is Ancient Woodland and a strip of land to the northeast boundary is overlapped by a Wildlife Habitat Network and Strategic Green Infrastructure Network. The northern part of the site is dominated by mature tree coverage in the immediate. Access to the northeast is via Woodside Lane which is unadopted, a Public Right of Way serving as a bridleway (HUD/26/10) and connected to the busily trafficked Bradford Road designated A641. To the western boundary a footpath which links Woodside Lane to The Dell. The site itself is within a 250m buffer zone for a Historic Landfill Site (Brackenhall Dam).

Buildings along Woodside Lane are varied with a mix of detached bungalows, terrace/two storey houses, with either side gable roofs or hipped roofs with gable end features facing the Lane. Rear extensions are either roofed with pitched or flat roofs. The material palette consists of stone, render and some red brick.

#### **Planning Policy Context**

The planning policy context has been considered in respect of design and including the advice provided as part of the pre-application advice. In particular:

LP1, LP2, LP24 - visual impact

The application seeks to respond to the context and realise a good quality design that retains a sense of local identity, which is in keeping with the scale of the development in the local area and is visually attractive. The approach is set out within this design and access statement.

**Policy LP 11:**

The proposal will be of high quality and design and contribute to the housing need within the area.

**Policy LP 30 - Biodiversity.** A Preliminary Biodiversity Appraisal has been undertaken and is attached. No evidence of protected species was found.

**Policy LP 33 - Trees**

The mature trees around the entrance to the site have been considered.

The layout has been designed to create an area in which vehicles can turn around without having to back out onto Woodside Lane. A tree survey and construction method statement will be submitted as part of the reserved matters application and consideration will be given to using a geocellular blanket system to provide root protection if required.

**Principle 5 “House builders Design Guide SPD”**

This has been considered and the new dwelling reflects the building line of the existing development as described under the paragraph on urban grain below and follows the pre-application advice received.

## **The Design :**

### **Use**

The outline application is for residential use and a single dwelling is proposed on the site.

### **Amount**

The table below sets out the amount of development proposed within the outline application.

	Area (sq m)
Number 5 Woodside Lane (total plot)	495 sq.m
Ground Floor	96 sq m
Front garden (9m?)	152 sq.m
Rear garden (length 18m)	185 sq.m

## Layout

The layout submitted as part of the outline application is illustrative only and provides an indicative layout to explain the principles and to inform the detailed layout which will form part of the reserved matters application.

### Urban Grain

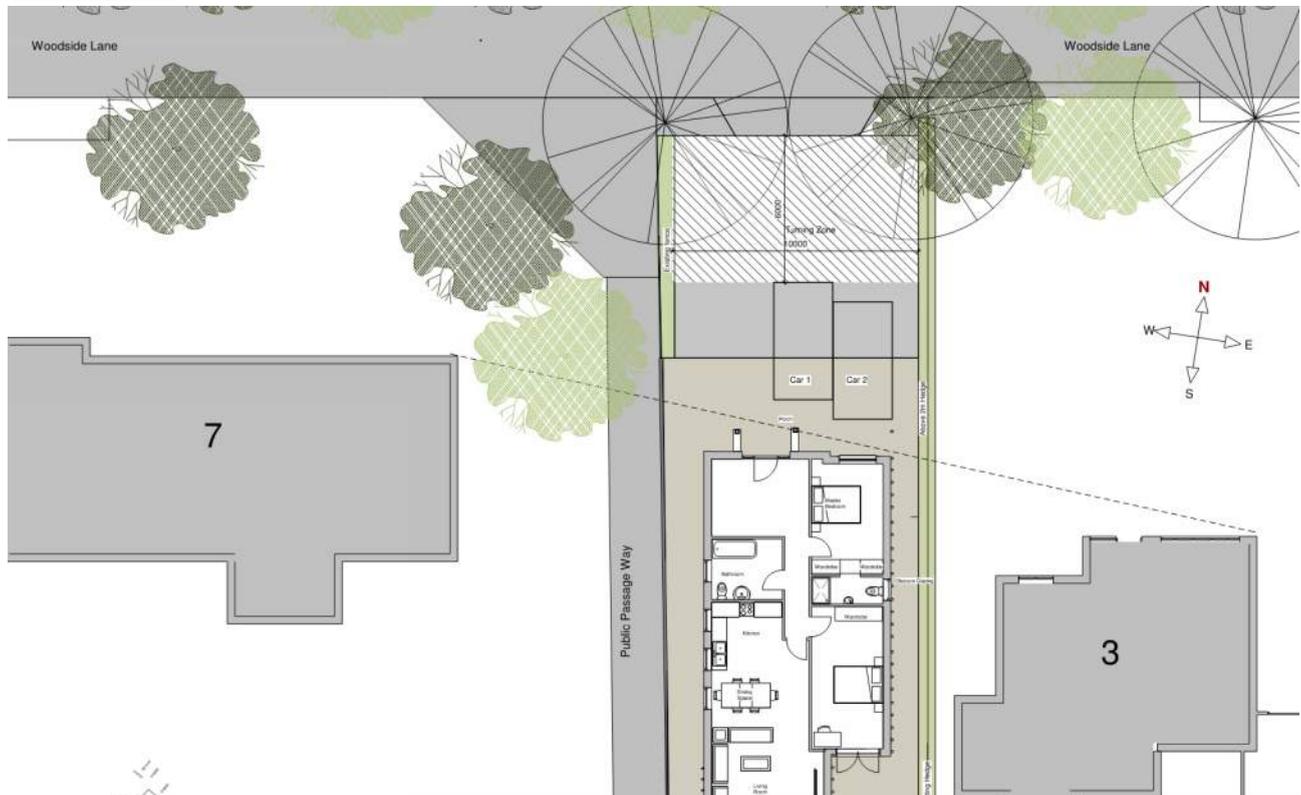


Diagram 1 above taken from drawing UD-488-01 illustrates how the new dwelling reflects the building lines of existing development on Woodside Lane.

- The front building line of the new dwelling has been sited between the two neighbouring properties primary elevations.
- The side elevations of the new dwelling have been set off both boundaries by 1.5m.
- The grain of the new development relates to the buildings adjacent on Woodside Lane and their relationship with buildings fronting The Dell. The new bungalow is set significantly away from 25 The Dell with over 40m of separation as the site location plan illustrates.

This takes into account the pre-application advice, responding to the urban grain of the south east neighbouring property and providing visual openness to the adjacent footpath.

### Relationship with neighbouring land and buildings

The proposed new dwelling has been designed to ensure adequate privacy and avoid overlooking of adjoining neighbours. There will be over 40m between windows of habitable rooms of the bungalow on 25 The Dell. To the west of the plot is a public footpath with a boundary hedge which will be retained with no overlooking towards number 7 Woodside Lane. The new dwelling is set 1.5m off both boundaries. To the east

on number 3 Woodside lane is another high hedge and there will be no overlooking from the proposed new dwelling.

The new dwelling will front and overlook Woodside lane facing out onto the woodland (upto Fixby Road). The main dining and living space will be south facing and take amenity from the new garden formed. Refer to drawing HD-A-488-01

The illustrative elevations are shown on drawing UD-488-02 & UD-488-03 and the dwelling has been designed to ensure no overlooking of no 3 Woodside Lane which also was required by planning condition to have opaque windows in those habitable rooms overlooking no 5 Woodside Lane (planning ref 2003/62/91881/W2 )

#### Internal space standards

Governments nationally described space standards will be met and the design will be accessible and adaptable.

#### **Scale**

The drawings are illustrative and indicate the maximum size of the new dwelling. The dwelling's lowest point is adjacent to No. 3 Woodside Lane with the roof pitched away to minimise overshadowing and impact.

Front, rear and side elevations on drawings UD-488-02 & UD-488-03 illustrate the careful consideration that has been given to ensure no overbearing impact to no. 3. The pitch of the roof runs north to south and minimises massing to no 3 and on the footpath adjacent to the plot with hipped roofs to both ends. The illustrative elevations show the scale of the new dwelling in comparison to the adjacent dwellings and how the massing has been reduced to adjacent plots and will relate to the mixed scale along Woodside Lane.

#### **Appearance**

The drawings submitted with the outline application are illustrative (and appearance is reserved), however, these drawing show how the new dwelling can relate to the surrounding area. Buildings along Woodside Lane are varied with a mixture of styles and heights. Pitched roofs with gables, modern and older hipped roofs with traditional detailing. Two storey terraces and two storey dwellings within pitched roofs with dormers. There are a mixture of materials in the locality including render, brick and stone. Detailing is very mixed as the photographs below illustrate.



No. 1 Woodside Lane



No. 3 Woodside Lane



*No. 7 Woodside Lane*



*No. 13, Woodside Lane.*

The architectural detailing and design of the reserved matter application will respond to this diversity on Woodside Lane and realise a well detailed design of high quality that will respond and be in keeping with the character of the surrounding area.

The materials used will reflect those used in the surrounding area including natural stone for walls and slate or tiles for the roof to ensure the dwelling will respond to local character.

## **Landscaping**

Landscaping is reserved. Plan UD-488-01 illustrates the layout and retention of mature trees along Woodside Lane and the formation of a garden to the south of the new dwelling.

A tree survey and a construction method statement setting out how any damage will be prevented to the existing trees will be submitted as part of any reserved matters application.

A preliminary ecological appraisal has been carried out. No protected species have been found. Some invasive plant species were found and will require necessary precautions during construction.

## **Access**

The pre-application advice received confirmed that there is no Highway objection to utilising Woodside Lane for a new dwelling. The red line application boundary has been extended to Bradford Road.

Two parking spaces will be provided to the front of the dwelling and the frontage has been designed to ensure that acceptable sightlines are achieved for access onto Woodside Lane.

## Walking and cycling connections

The development of this dwelling is in a highly sustainable location, adjacent to public footpaths and bus stops and close to local amenities/shops including the Asda Superstore.