



PLANNING & SUSTAINABILITY STATEMENT

APPLICATION FOR DEMOLITION OF STORAGE BUILDING AND CONSTRUCTION OF DETACHED SINGLE STOREY DWELLING WITH ASSOCIATED OFF STREET CAR PARKING AND GARDEN

SITE OFF INTAKE (road), GOLCAR, HUDDERSFIELD, HD7 4RB

1 PROPOSAL

- 1.1 This Planning & Sustainability Statement is submitted on behalf of Mrs C. Walker ('the Applicant') and in support of this outline planning application for the demolition of a storage building and construction of a replacement single storey dwelling with car parking and gardens on land off Intake (near the junction with Leymoor Road), Golcar HD7 4RB ('the Site').



- 1.2 This Outline application includes details of siting, means of access and scale.
- 1.3 The proposed plans show the construction of a high quality single storey dwelling of traditional vernacular design on the site of an architectural unexceptional storage building.
- 1.4 The proposed dwelling will comprise open-plan ground floor living-dining-kitchen and two bedrooms and bathroom within the roofspace. The master bedroom will face within the private garden, second bedroom will be served by roof lights with house bathroom within the other gable.

- 1.5 This application is submitted as an amendment to specifically address issues raised regard scale and prominence during the refusal of the last application Ref 2023/60/90260/W for the construction of a detached 2 storey house on the site.
- 1.6 The previous refused application proposed a 2 storey house with substantial side gable forming a dominant elevation close to the back edge of Intake footway, which was considered not to form a “*coherent building line with the surrounding development*” and consequently failed to “*sympathetically integrate with existing development in the locality, be an incongruous addition within the street scene and cause detrimental harm to the visual amenities and character of the area.*” [*quotes taken from the Reason for refusal]



The above elevation detail shows the modest scale and traditional design of the proposed dwelling set against the outline of the previously refused 2 storey house.

- 1.7 The proposed replacement dwelling is some 2 metres lower and has been turned through 90 degrees so that the principal elevation fronts Intake with roof plane, eaves and ridgeline following the identifiable grain and spatial layout of the local context.
- 1.8 The proposed dwelling to be constructed of natural stone and slate with modest stone encased opening respects and reflects the appearance of traditional buildings within the adjacent village centre.
- 1.9 The proposed development includes private amenity space and off-street parking compliant with adopted standards.
- 1.10 It is considered that the proposed residential development is compliant and consistent with national planning policy guidance set out in National Planning Policy Framework ('NPPF') and relevant adopted policies of Kirklees Local Plan.

2 APPLICATION SITE AND SURROUNDINGS

- 2.1 The application site comprises a previously developed parcel of land including a workshop building and the temporary siting of a storage container. The land has an existing drop-kerb access and is overgrown and regularly suffers from anti-social behaviour and fly-tipping.

- 2.2 The rear of the site adjoins a bowling green and is bound by a mature overgrown hedge. The Intake frontage is open where it sits opposite 2 storey semi-detached and traditional stone terraced properties.



- 2.3 The Intake street scene to the south of the site (above right) principally comprises more modern estate style properties.

- 2.4 The immediate part of Leymoor Road that forms the back drop and context to which the application site relates comprises a vernacular grain of traditional terraced and detached houses constructed of stone and slate.



- 2.5 The proposed built form takes reference from and relates to the traditional centre of Golcar and is of a scale appropriate to the setting and local context.



The above street scene illustrates the homogeneity of Golcar is formed by the mix of traditional buildings where principal elevations, eaves and roof-planes create a tight grain and urban enclosure and where the use of stone, grey tiles and slate prevails.

The amended design has had specific regard to the immediate Intake and adjacent Leymoor Road street scene character and spatial layout.

- 2.6 The application site is situated within a highly sustainable and accessible location and will provide inclusive accommodation accessible to key workers and those wishing to get on the property ladder.

3 RELEVANT PLANNING HISTORY

- 3.1 Outline planning application Ref 2023/60/90260/W for the construction of a 2 ½ storey detached house on the application site was refused permission on 24th March 2023 for the following Reason –

1. The development of this site would, due to the prominent location and constrained width of the plot, result in a cramped and contrived form of standalone development. Furthermore, it could not form a coherent building line with surrounding development to provide a sense of place. The development of this site would therefore fail to sympathetically integrate with existing development in the locality, be an incongruous addition within the street scene, and cause detrimental harm to the visual amenities and character of the area. The proposal would fail to reinforce or enhance local distinctiveness contrary to Policy LP24(a) of the Kirklees Local Plan, Principles 2 and 5 of the Kirklees Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework.

- 3.2 The Applicant has submitted this revised application specifically to address issues raised during the determination of the last application.

- 3.3 The amended application proposes a reduced scale and new reorientated siting that reflects the spatial setting and traditional street scene grain of Golcar whilst proposing a high quality vernacular building of modest scale to be constructed of stone and slate.

[as also referenced at paragraphs 2.4 - 2.5 above]

4 COMPLIANCE WITH PRIMARY PLANNING LEGISLATION

4.1 The principle of the plan-led system is confirmed by Section 38(6) of the Planning and Compulsory Purchase Act 2004 which states –

“If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

4.2 The Applicant cites Section 38 of the Planning & Compulsory Purchase Act 2004 ("PCPA") in favour of the development. There will be no demonstrable harm to important interests, more particularly those relating to the character and setting of the street scene, the wider surrounding area, residential amenity or highway implications.

5 NATIONAL AND LOCAL PLANNING POLICY CONTEXT

5.1 The proposal represents an efficient and effective use of a previously developed; Brownfield site in a highly sustainable urban location compliant with the objectives of national planning guidance (the NPPF) and the Development Plan comprising the adopted Kirklees Local Plan and supplementary guidance formed by the Housebuilder Design Guide SPD.

5.2 The proposal providing high quality 1 1/2 storey house offer an excellent opportunity for sustainable and highly accessible residential development, that will provide inclusive housing choice and will make positive environmental and visual enhancements to the site and local context.

NPPF

5.3 The NPPF introduced in March 2012 as amended in 2018 and February 2019 and more recently in July 2021 is a material planning consideration in the determination of planning applications and introduced a presumption in favour of *sustainable development*, as referred to at paragraph 11.

5.4 Paragraph 38 encourages LPAs to approach decisions on proposed development in a positive and creative way, to work proactively with applicants and to seek to approve applications for sustainable development where possible.

5.5 Paragraph 119 requires planning policies and decisions to promote effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions. The proposed dwelling will provide a more efficient use of this site without compromising spacious and attractive living accommodation appropriate to the immediate context where the development faces 2 storey residential housing and is therefore fully compliant with these objectives.

- 5.6 Paragraph 120 advises that decisions should give substantial weight to the value of using suitable Brownfield land within settlements for homes and to support appropriate opportunities to remediate degraded or derelict land. The proposed site makes a negative contribution to the street scene and can readily deliver new housing as a wind-fall site contributing to immediate housing supply.
- 5.7 Paragraph 123 promotes the more effective use of previously developed sites in line with the primary objective of re-using available urban land.

6 DEVELOPMENT PLAN POLICY COMPLIANCE

- 6.1 The Council's Development Plan comprises the adopted Kirklees Local Plan (February 2019) and Supplementary Planning Guidance.

Kirklees Local Plan

- 6.2 The application site is situated within the built up area of Golcar and not within a defined Conservation Area.
- 6.3 **Policy LP1 – Presumption in favour of sustainable development;** states – “When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”
- 6.4 **Policy LP7 – Efficient and Effective use of Land and Buildings;** the proposed residential re-development of a Brownfield site including an existing storage building and overgrown curtilage complies with the objective of policy LP7 where the proposed development will provide more efficient use of the site delivering a new inclusive dwelling in a highly sustainable built up area where a supermarket, takeaways, public house, places of employment, education and recreation are all in close and reasonable walking distance without reliance on car ownership or usage.
- 6.5 **Policy LP11 - Housing Mix;** – the provision of a modest 2 bedroom property provides inclusive accommodation available to all, for first time buyers and those wishing to ‘down-size’.
- 6.6 **Policy LP20 – Sustainable Travel;** the application site is within close walking distance of bus stops serving the 301 and 302 services to Milnsbridge and Huddersfield.
- 6.7 **Policy LP21 – Highways and Access;** the site is accessed directly onto Intake where there is good visibility in either direction and the road is of sufficient width to allow vehicles to pass.
- 6.8 **Policy LP24 – Design;** the high quality traditional design is compliant with the criteria a) – i) –
- a) The form, scale and layout respects the setting and characteristics of the site without harm to amenity or townscape;

- b) The proposed layout provides good space separation from the surrounding properties and consequently privacy and amenity for both existing and future occupants can be achieved;
- c) n/a (guidance relating to extensions);
- d) The proposal provides efficient and effective use of previously developed site and as a result of location provides high levels of sustainability;
- e) The relationship and proximity to the surrounding housing will positively reduce potential for crime;
- f) The modest scale of the proposed dwelling provides inclusive and accessible accommodation, the potential design can also facilitate single level living;
- g) The development will sit within an attractive enclosed garden providing security and maximising private surveillance opportunities;
- h) and i) The proposed dwelling to be set within attractive landscape gardens will provide considerable opportunities to enhance bio-diversity arising from new planting or appropriate carbon reducing species pursuant to a Landscape Condition.

6.9 **Policy LP27 - Flood Risk;** the application site is not situated within an 'at risk' zone. The site is situated within an area identified by Gov.uk website as being of "Very Low Risk" of flooding, given the elevated nature of the site.

6.10 **Policy LP30 – Bio-diversity;** the application site presently provides minimal bio-diversity contribution this will be positively enhanced by new appropriate planting.

6.11 With regard to the **Housebuilders Design Guide SPD (Jan 2021)**, the following principles have been be considered, though some would be addressed in more detail as part of a subsequent Reserved Matters application. The proposed development as amended is compliant with the following 'Principles' set out in the adopted SPD –

- **Principle 1** – the amended application seeks to mitigate alleged harm by good design and via negotiation through the revised application process.
- **Principle 2** – the proposed residential development respects and enhance local character, taking cues from the built and natural environment, creating a positive coherent identity and utilising landscape opportunities.
- **Principle 3** – the scheme architect has had regard to site constraints whilst having a detailed understanding of the context to produce a revised design that seamlessly assimilates within the street scene.
- **Principle 4** – the density of the site development is comparable with the objective target of providing 35 dwellings per hectare and consequently the scale and footprint of the proposed built form is commensurate with the character of the street scene and surrounding area.

- **Principle 5** – the siting of the proposed dwelling is aligned and set-back to form a coherent building line and designed to front on to the street, enabling important views to be maintained, whilst providing a sense of place and without harm to visual and social amenity.
- **Principle 7** – the proposed setting of the development including detailed landscaping (as part of a subsequent Reserved Matters application) will provide positive street scene enhancements.
- **Principle 8** – the proposed development offers excellent opportunity for both hard and soft landscape improvements.
- **Principle 9** – given the extent of garden area and soft landscaping opportunities biodiversity net gains can readily be achieved.
- **Principle 10** – the site is well connected to existing walking routes.
- **Principle 12** – the proposed development can readily provide off-street car parking and secure cycle parking within the curtilage of the site.
- **Principle 13** – the proposed dwelling will be constructed using stone and slate with stone encased window surrounds and traditional style window frames referencing similar materials used within the surrounding area.
- **Principle 14** – the proposed windows and doors relate to the street scene frontage and reflect similar openings identifiable within the traditional heart of Golcar.
- **Principle 15** – the proposed roofline, style and plane relates to the height and design of the context.
- **Principle 16** – the dwelling is of sufficient size as evidenced by the siting of the proposed footprint to be capable of flexible and future proofed use and as a 2 bedroom - 3-4 person dwelling with accommodation over 2 floors exceeds the minimum Nationally Described [floor] Space Standards of between 68 – 77 sqm.
- **Principle 17** – as a result of good design and layout proposed scheme provides access to private outdoor space that is functional and proportionate to the size of dwelling and the character of the local area.
- **Principle 18** – the proposed detailed design (provided by a subsequent Reserved Matters application) will positively contribute to the Council's ambition to have net zero carbon emissions by 2038.
- **Principle 19** – the proposed scheme can readily accommodate waste and recycling storage within the curtilage of the site.

7 SUSTAINABILITY

- 7.1 One of the key principles set out in the NPPF is the presumption in favour of Sustainable Development and in particular for planning to facilitate renewable energy developments where possible.

- 7.2 The site is situated within a highly sustainable location where shops, places of employment, education and community facilities are accessible in close walking or cycling distance. In addition, frequent bus services No's 301 and 302 provide access to Milnsbridge, Huddersfield and the wider area.
- 7.3 Whilst the proposed residential redevelopment is situated within an accessible location 'green credentials' are further enhanced by design.
- 7.4 More specifically the proposed accommodation will ensure maximum energy efficiency, meeting high insulation values and fully compliant with Part L1a of the Building Regulations. Other examples of proposed energy efficiency may include –
- Enhanced window glazing and door seals to minimise heat loss;
 - Enhanced thermal efficient roof void and floors;
 - Air permeability reduction;
 - Dual flush WCs;
 - Flow reducing aerated taps;
 - Energy efficient lighting throughout;
 - Appropriate sized waste storage areas to allow for recycling to meet LPA targets;
 - Cycle storage, and
 - Electric car charging point.

8 FLOOD RISK

- 8.1 The site is located with Flood Risk Zone 1 where due to topography and considerable distance from the nearest water course there is little prospects of flood (as shown by Map extract below). In addition, Surface Water flooding as also shown below (right) is remote.



9 DESIGN AND ACCESS ISSUES

- 9.1 Design and Access issues are set out as a supporting Statement prepared by the scheme architect; Mr B. Hellawell of AHJ Architects.

10 CONCLUSION

- 10.1 The proposed residential development is in accordance with the presumption in favour of sustainable development set out in the NPPF.
- 10.2 The proposed residential scheme has been specifically redesigned to mitigate issues raised by the last refused application (Ref 2023/60/90260/W) and is of a scale commensurate with the site and an appearance that reflects and is in keeping with the identifiable grain and layout of Golcar centre.
- 10.3 The proposed 2 bedroom accommodation is inclusive and accessible and provides an opportunity for first time buyers to access the property market or for others to down-size, whilst the proposed 1 ½ storey building can also provide future-proofed single level living.
- 10.4 There are no adverse impacts on the amenity of residents in the locality as a result of scale or overlooking and there are no adverse highway implications arising.

I hope the above information and the submitted plans are of assistance and look forward to discussing the proposed scheme. Should you require any further details or additional information please do not hesitate to contact me on 07970 711548 or at wattsplanning@live.co.uk