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Planning Development

Planning Statement: Land Adj. 33 Arthur Street, Golcar, Huddersfield

Site Description

The application site comprises of the existing dwelling and garden areas belonging to No. 33 Arthur Street. Garden areas are located at the front, side and rear of the dwelling. A single detached garage and concrete drive are also located to the side of the dwelling.

The application site is situated within a predominantly residential area with the surrounding dwellings comprising of a mix of detached and semi-detached brick built single and two-storey properties. The rear of the application site faces onto an area of public open space, beyond which is Golcar Nursery, Infant and Junior School. A footpath is also located directly north of the application site which connects Arthur Street to public footpaths COL/51/20, COL/52/30 and COL/51/50.

View from the front of the Application Site

Planning History

There is no known planning history on the application site.

Policy Designation

The application site is on land which is unallocated on the Kirklees Local Plan Policies Map.

The Proposals

This application seeks planning permission for the demolition of the detached garage and the erection of one detached dwelling with associated parking and landscaping.

The proposed dwelling, which would be situated to the northern side of No. 33 Arthur Street, would comprise of a dormer bungalow. The dwelling would have a pitched roof and would be constructed using coursed brick with concrete roof tiles. Windows are proposed on the front, rear and northern side elevations. Three rooflights are proposed on the front facing roof slope with one centrally placed flat roof dormer with fibre cement cladding proposed on the rear facing roof slope.

Internally the proposed accommodation would comprise of a living room, a kitchen, a utility room and W.C on the ground floor with two bedrooms, two bathrooms and a study on the first floor.

Two off-street parking spaces are proposed in front of the new dwelling which would be interspersed with soft landscaping. Two small areas of soft landscaping are also proposed either side of the parking spaces. The proposals also include a garden at the rear of the dwelling with access down the northern side of the dwelling.

Two off-street parking spaces with a dropped kerb are also proposed in front of No. 33 Arthur Street.

Assessment of the Proposals

Principle of Development

Sustainable Development

The Council has a presumption in favour of sustainable development as outlined in Local Plan Policy LP1 and paragraphs 7-14 in the NPPF. Paragraph 8 in the NPPF states that sustainable development is achieved through economic, social and environmental objectives that include,

'ensuring that sufficient land of the right types is available in the right places at the right time to support growth; ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and protecting and enhancing our natural, built and historic environment including making effective use of land, and mitigating and adapting to climate change.'

Paragraph 120 in the NPPF for example states that,

'Planning policies and decisions should: d) promote and support the development of under-utilised land and buildings.'

Local Plan Policy LP3 (Location of development) also states that,

'2) Development will be permitted where it supports the delivery of housing and employment growth in a sustainable way; d. ensuring delivery of housing and jobs in smaller settlements to meet local housing and employment needs.'

The application site is located on land which is unallocated in the Kirklees Local Plan. The site for the proposed dwelling currently forms part of the garden belonging to No. 33 Arthur Street. The site is located within the urban settlement of Golcar, with other residential properties surrounding the site to the north, east and south. The site is approximately 0.4km away from the centre of Golcar, which provides many local services and amenities. Local bus routes [1] running to and from Huddersfield and the surrounding areas run along Knowl Road, which is directly south of Arthur Street.

Housing Supply

Paragraph 60 in the NPPF states, *'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.'*

Paragraph 68 also states that, *'Planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.'*

Paragraph 69 goes on to state that, *'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: c) support the development of windfall sites through their policies and decisions – giving* ***great weight*** *[2] to the benefits of using suitable sites within existing settlements for homes.'*

The proposed development on this windfall site would provide an additional home for the local community. It is currently available and deliverable, [3] and as the following paragraphs will demonstrate, it is considered suitable for residential development. Furthermore, the Council cannot currently demonstrate a five year supply of deliverable housing sites and therefore Paragraph 11 of the NPPF is engaged and states the following:

'Plans and decisions should apply a presumption of sustainable development. For decision-taking this means:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, [4] granting planning permission unless:

i) The application of policies in this Framework that protect areas or assets of particular importance provides clear reason for refusing the development proposed; or

ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole.'

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[1] Bus Routes 302, 303 & 304

[2] Our emphasis

[3] A contract is in place to enable a local building firm to construct the property in the event planning permission is granted.

[4] This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year housing supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

The principle of development in terms of sustainable development and housing supply is therefore considered to be acceptable in that it accords with paragraphs 7-14 and the aims of Chapter 5 in the NPPF, and the requirements set out in Policies LP1 and LP3 in the Local Plan.

Design and Visual Amenity

Local Plan Policy LP24 (Design) states that,

'Proposals should promote good design by ensuring: a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape.'

The Kirklees Housebuilders Design Guide SPD also sets out what the Council considers to be good, high-quality residential design through a number of principles. The relevant principles in relation to this scheme in terms of design and visual amenity are as follows:

Principle 2 – Context
Principle 5 – Built form and the building line
Principle 11 – Street Design
Principle 12 – Parking
Principle 13 – Materials and Detailing
Principle 14 – Windows and Doors
Principle 15 – Rooflines

The proposed development comprises of a two-storey detached dormer bungalow with associated parking and landscaping. It is considered that the design of the dwelling would be sympathetic in nature, and in keeping with the local character of the street scene in terms of scale, roof style, fenestration, architectural detailing and materials of construction (brick and concrete roof tiles).

Like the neighbouring dwellings, the proposed dwelling would be set back from the site frontage. The dwellings to the south of the application site are stepped, and the siting of the proposed dwelling would form a continuation of this pattern. In addition, the front elevation of the proposed dwelling would be set back from the front elevations of the dwellings located north of the application site. A coherent building line would therefore be maintained along Arthur Street.

Drawing No. (22137)3 below provides street scene elevations. These elevations demonstrate that the proposed height of the dwelling would be appropriate in relation to the heights of the adjacent dwellings, taking into account slight changes in levels. The spacing between the proposed dwelling and the adjacent dwellings is also considered to be acceptable and would not result in the street scene appearing cramped or overdevelopment.

Two off-street parking spaces are proposed at the front of the dwelling. To avoid the front of the site being dominated by hard landscaping, two small areas of soft landscaping are proposed either side of the parking spaces and the parking spaces themselves would be interspersed with soft landscaping.

These landscaped areas would soften the overall appearance of the development at the front of the site. The boundary treatments would comprise of close boarded timber fencing along the northern and western boundaries. This would also harmonise with existing boundary treatments found in the vicinity of the site.

Given the above, the proposals are considered to be acceptable in relation to design and visual amenity and comply with Local Plan Policy LP24, paragraph 130 in the NPPF and the relevant Principles in the Kirklees Housebuilders Design Guide.

Residential Amenity

Principle 6 in the Housebuilders Design Guide SPD states that, *'residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.'*

Principle 16 (Internal Space Standards) and Principle 17 (Outdoor Space) in the SPD are also relevant in relation to residential amenity.

The proposed dwelling would be sited between No. 33 Arthur Street to the south and No. 35 Arthur Street to the north. The orientation of the dwelling would be in keeping with the other properties along Arthur Street with the principal elevation facing the road and the rear elevation facing the public open space. As a result, the main habitable room windows would all face east and west and would therefore comply with the separation distances of 21 metres and 12 metres specified in the SPD guidance.

The guidance also states that, *'for a new dwelling located in a regular street pattern that is two-storeys or above, there should normally be a minimum of a 2 metre distance from the side wall of the new dwelling to a shared boundary.'*

The south elevation of the proposed dwelling would be built 1.35m away from the shared boundary with No. 33 Arthur Street. However, as No. 33 and the proposed dwelling are not technically true two-storey properties, the separation distance of 1.35m is considered to be acceptable in this instance.

It is also important to note that the owners of No. 33 are completely aware and happy with the proposals. Furthermore, the south elevation of the proposed dwelling and the north elevation of No. 33 both contain no windows. As a result, the proposed dwelling would not cause any undue harm to the occupants of No. 33 in relation to light, privacy and outlook – in connection with Principle 6 of the SPD.

With regards to the residential amenity for occupants of No. 35 Arthur Street, the proposed dwelling would be located 8.5m away. The north elevation of the proposed dwelling would contain one bathroom window at first floor level and one W.C window at ground floor level. Both of these windows can be obscurely glazed if required. Furthermore, the public footpath between the two properties provides additional separation with fencing and hedging along these boundaries. Subsequently, it is considered that no undue harm would be caused to the existing occupants of No. 35 or the future occupants of the proposed dwelling in terms of light, privacy and outlook, again in connection with Principle 6 of the SPD.

In relation to the residential amenity for future occupants, the proposed dwelling would benefit from a good amount of outdoor amenity space relative to the size of the proposed dwelling and two off-street parking spaces. The location of the dwelling would provide it with an amicable outlook onto the

street, and the number and positioning of the windows and rooflights would allow plenty of natural daylight to enter the property.

Finally, the proposed dwelling, which is a 2-bed property suitable for four persons, would have an internal floor area measuring 112.1 sq.m with built-in storage of 9.5sq.m. This complies with the internal space standards outlined in Principle 16 in the SPD which will allow future occupants of the dwelling to enjoy a good quality of life and a high standard of living.

The proposed development therefore complies with Principles 6, 16 and 17 in the Housebuilders Design Guide SPD, policy LP24 in the Local Plan and paragraph 130 in the NPPF.

Highways and Accessibility Matters

Two off-street parking spaces are proposed in front of No. 33 Arthur Street and in front of the new dwelling. This would follow the guidance for two and three bed properties in the Kirklees Highways Design Guide SPD. Arthur Street is a quiet residential avenue with clear visibility in both directions at the application site. The proposed parking/driveway arrangements with direct access onto the street is therefore considered to be acceptable from a highway safety perspective and would also be in keeping with the other properties along Arthur Street.

The application site is located within a highly sustainable location. The site is located 0.4km from the centre of Golcar and is therefore within easy walking distance to local services and amenities, including a post office, a bakery, a pharmacy, The Co-Op and the library. Land to the rear of the application site also backs onto Golcar Nursery, Infant and Junior School. The public footpath located adjacent to the application site would make walking to the school both safe and efficient.

The nearest bus stop to the proposed development is located on Knowl Road, south of the application site, and is approximately 187m away, so again is within easy walking distance. The 302, 303 and 304 buses run along Knowl Road towards Huddersfield Town Centre and back with three buses running an hour during peak hours and one to two buses an hour during off peak hours.

The proposals are therefore deemed to be acceptable with regards to access, highway safety matters and sustainability. The proposals therefore accord with the aims of Chapter 9 in the NPPF, policies LP20, LP21 and LP22 in the Local Plan and the relevant guidance in the Kirklees Highways Design Guide.

<u>Other Matters</u>

PROW

A footpath is located directly north of the application site which connects Arthur Street to public footpath COL/51/20, COL/52/30 and COL/51/50. It is not anticipated that this public footpath would be affected by the proposed development either during or post construction. As such, the proposals accord with Local Plan Policy LP23.

Climate Change

A Climate Change Statement is submitted as part of the application. Climate change mitigation measures have been incorporated into the proposals. These include:

- Smart energy metering
- LED lighting to be installed

- Materials to be sourced locally where possible
- EV charging facilities to be installed
- Soft landscaping within the application site to help minimise surface water run-off

The proposed development would therefore have a positive impact on climate change and accords with Local Plan Policies LP24 and LP26.

Ecology

A Preliminary Ecological Appraisal has been produced by JCA Limited and accompanies the application. The main recommendations from the report are summarised below:

- The proposed works provide limited opportunities to institute biodiversity enhancement.
- A landscaping plan should be devised which incorporates, as far as is practicable, native species with known benefits to wildlife common in the area.
- Boxes for bats and birds should be incorporated into the building.
- To prevent badgers becoming trapped or injured during construction, any excavations must be covered at night, or a means of escape, such as a plank must be inserted into any excavations.
- Boundary treatments must contain holes at ground level to allow hedgehogs to pass through the site.

As per the recommendation above, one north facing Swift Terrace and one south facing Bat Tube are proposed on the new dwelling.

The proposed development is therefore deemed to be acceptable with regards to biodiversity and accords with Local Plan Policy LP30, Principle 9 in the Housebuilders Design Guide SPD and the aims of Chapter 15 in the NPPF.

<u>Conclusion</u>

This application seeks planning permission for the erection of one detached dwelling with associated parking and landscaping.

The location of the site in the residential area of Golcar provides an excellent opportunity for a sustainable development on this unallocated windfall site.

As discussed in the preceding paragraphs of this report, it is considered that there are no significant constraints that would prevent the proposed development in respect of layout, design, residential amenity and highway safety.

The site would provide one dwelling for the local community, whilst also helping contribute towards the Council's current housing under-supply. In particular, the above assessment demonstrates that there are considered to be no adverse impacts that would *significantly and demonstrably* outweigh the scheme's benefits, when assessed against the policies in the NPPF as a whole.

It is therefore respectfully requested that planning permission is approved.

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October 2023