

PLANNING, DESIGN AND ACCESS STATEMENT

LAND ADJACENT TO 196 WAKEFIELD ROAD,
EARLSHEATON, DEWSBURY, WF12 8AH

ERECTION OF 5 DWELLINGS (USE CLASS C3) WITH
ANCILLARY OFFICE ACCOMODATION AND ASSOCIATED
ACCESS, CAR PARKING AND LANDSCAPING

OCTOBER 2023

NL JONES
PLANNING

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1. Introduction.....	2
2. The Site and Surroundings.....	5
3. Planning History	7
4. The Proposal	8
5. Pre-Application Consultation	9
6. Planning Policy Context	12
7. Key Planning Considerations.....	17
8. Design and Access Considerations.....	22
9. Conclusion	25

1. INTRODUCTION

1.1. This Planning, Design and Access Statement (the Statement) has been prepared by NL Jones Planning, on behalf of the applicant, Achieve Together, and is submitted in support of a full planning application relating to land adjacent to 196 Wakefield Road, Earlsheaton, Dewsbury, WF12 8AH.

1.2. The full application seeks planning permission for the following proposal:

Erection of 5 residential dwellings (Use Class C3) with ancillary office accommodation and associated access, car parking and landscaping.

THE APPLICANT

1.3. The Applicant, Achieve Together, is one of the UK's leading providers of support for adults with learning disabilities, autism, deafness, hearing loss and associated complex needs, operating for over 25 years. Support is provided within either residential homes, or as supported living, depending on the needs of the individual.

1.4. Importantly, supported living enables those that wish to be in their own home to live independently, whilst receiving any support needed, which may be from just a few hours a week. This can be within a private home, or one rented from a registered private landlord or housing association.

1.5. In this respect, Achieve Together is now actively delivering its own housing (Use Class C3), to better meet the needs of individuals wishing to live independently. The site on Wakefield Road, which already benefits from planning permission for residential development, is considered to provide the opportunity to deliver this supported living housing.

1.6. The Applicant's vision is to ensure that the development of the site makes a positive contribution to the quality of the local built environment, whilst providing much needed homes that will meet a specific housing need.

STATEMENT CONTENT

1.7. This Statement provides an assessment of the application site and its context, details of planning policy context, including specific design and access related policies, information on the application proposals and scheme design, and an assessment of the proposal within the relevant policy context.

1.1 This Statement should be read in conjunction with the documentation submitted in support of this application, as set out below:

Document /Title	Author
Planning Application Forms	NL Jones Planning
Planning Drawings: <ul style="list-style-type: none"> • Location Plan LP01 • Proposed Site Plan P01 • Proposed Block A Ground Floor Plan P02 • Proposed Block B Ground Floor Plan P03 • Proposed Site Section First Floor Plan P04 • Proposed Site Elevations P05 • Proposed Site Elevations P06 • Proposed Block A Elevations P07 • Proposed Block B Elevations P08 • Existing Site Plan P09 • Visibility Drawings P10 • Proposed Block A First Floor Plan P11 • 3D Visuals Pack 	Brightman Clarke Architects
Planning, Design and Access Statement	NL Jones Planning
Air Quality Assessment (to follow)	Redmore Environmental
Noise Assessment (to follow)	Sharps Redmore
Preliminary Ecology Assessment (to follow)	Arbtech
Tree Survey (to follow)	Arbtech

1.8. The content of the Statement is as follows:

- Assessment of the site and its context
- Planning history
- The proposal
- Pre-application consultation
- Planning policy context
- Key planning, design, access considerations

- Conclusions

2. THE SITE AND SURROUNDINGS The site relates to a land parcel of approximately 0.13 hectares / 0.32 acres, comprising grass and other vegetation, including some mature trees, located to the south side of Wakefield Road and situated between Cross Park Street and Park View, as shown in Figure 1 below.

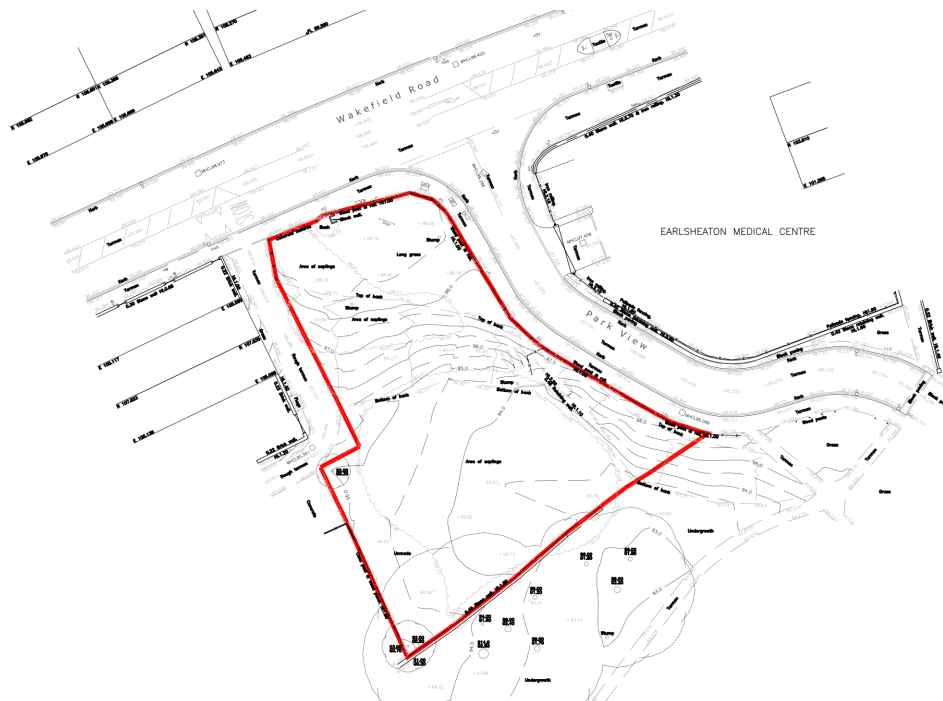


Figure 1 - Site Location

- 2.2. To the north and west of the site, fronting onto Wakefield Road, is predominantly traditional two storey stone built terraced housing. On the opposite side of Park View, to east of the site, is the part single / part 2 storey Earlsheaton Medical Centre and pharmacy building with a surface car park and opposite this, on the northern side of Wakefield Road, is a large Tesco Esso Express petrol filling station and shop.
- 2.3. To the southeast of the site, on Park View, are 12 semi-detached bungalows. Earlsheaton Park borders the site to the south. The topography of the site slopes downward from north to south.
- 2.4. The local context of the site therefore comprises a mix of traditional terrace housing, together with later housing and commercial properties of various architectural ages and styles.
- 2.5. The site is not located within a conservation area, nor are there any listed buildings in the vicinity of the site.

- 2.6. It is understood some trees adjacent to the site are subject of a Tree Preservation Order, which, according to the Council's on-line mapping system (map extract below), relates to 2 no. Ash trees, 1 Poplar and 4 no. Sycamores located to the rear, and outside the site.



- 2.7. Earlsheaton Park is allocated as Urban Green Space within the Kirklees Local Plan.
- 2.8. The site is within Flood Zone 1 and therefore at low risk of flooding, as shown below.

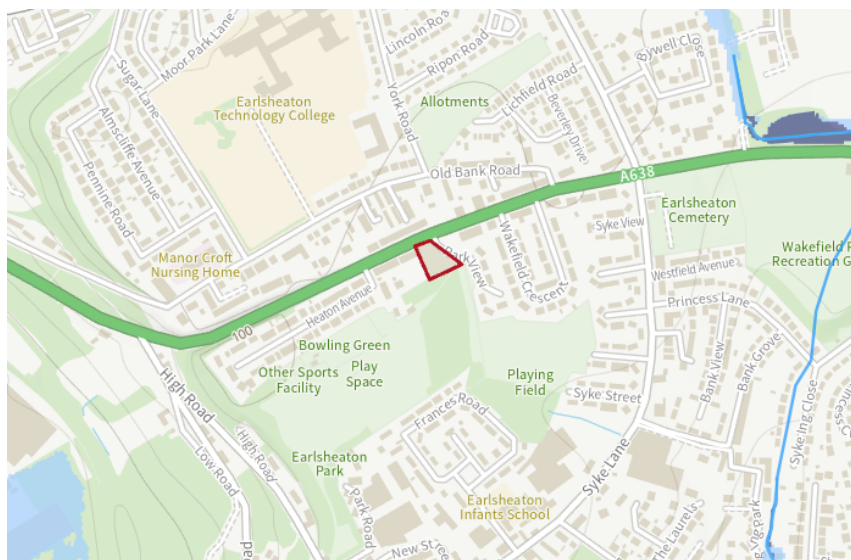


Figure 2 - Flood Map for Planning

3. PLANNING HISTORY

3.1. The Council's on-line planning register identifies the following planning applications relating to the site:

- Ref: 2021/93549 – Full application for the erection of 5 dwellings. Granted 22 February 2022.
- Ref: 2018/90146 – Full application for the erection of 5 dwellings. Granted 13 September 2018.
- Ref: 2011/93394 - Full application for the erection of 3 dwellings. Granted 20 August 2014.

3.2. As therefore confirmed, the planning history includes several successful applications for residential development, for between 3 and 5 dwellings (with the latter permission remaining extant). This demonstrates that the principle of residential development at the site is clearly acceptable.

Current planning policies, as set out in the following section, indicate that subject to satisfying relevant development management considerations, residential development, at the site, remains acceptable.

4. THE PROPOSAL

- 4.1. This application seeks full planning permission for the development of 5 no. 1 bed bungalows (Use Class C3) together with ancillary office space.
- 4.2. The description of development is as follows:

Erection of 5 residential dwellings (Use Class C3), with ancillary office accommodation and associated access, car parking and landscaping.
- 4.3. The development proposes 5 dwellings in a similar arrangement as the current extant planning permission, together with access via Park View.
- 4.4. This scheme, however, proposes 5 no. 1 bedroom bungalows, which will best meet the needs of Achieve Together's clients and future occupiers. Specifically, the proposal is for 3 terraced bungalows located to the north part of the site, and 2 semi-detached bungalows located to the rear, facing towards Park View. The bungalows will be fully accessible to wheelchair users.
- 4.5. In addition, a small office will be accommodated within the scheme, for use by staff visiting residents and undertaking their duties. This will be located within the roof space of the end terraced bungalow, located to the north part of the site and will have independent access from Park View.
- 4.6. Each bungalow will benefit from an enclosed courtyard garden located to the front. In addition, the 3 terraced bungalows will also include a small patio area to the rear. A generous landscape buffer will be provided around the perimeter of the site. This includes a landscape buffer between the new development and Wakefield Road.
- 4.7. The requirements for car parking, compared to the approved scheme, greatly reduces, with the provision of 7 car parking spaces, including 3 disabled spaces.

5. PRE-APPLICATION CONSULTATION

- 5.1. National and local planning policy and best practice guidance advocates that applicants should undertake pre-application consultation with the Local Planning Authority to inform application proposals.
- 5.2. Achieve Together supports this approach to the planning application process and, accordingly, has engaged with Officers at the pre-application stage to seek Officer advice to inform the proposals, prior to formal submission.
- 5.3. NL Jones Planning, on behalf of the applicant, therefore submitted a pre-application request for advice in May 2023, based on a 5-unit scheme, followed by a written response from the Planning Officer in August. The following summarises the key points of feedback received during this pre-application consultation process.

Principle of Development

- 5.4. Five dwellings is considered appropriate given the scale of the site. It is also noted there is an extant permission of five dwellings on this site (2021/93549). The principle and quantum of development is considered acceptable.

Impact on Visual Amenity

- 5.5. The area surrounding the site is predominantly characterised by two-storey, terraced dwellings and there is a cul de sac of bungalows, but these are not prominent from Wakefield Road. There may be scope to support bungalows to the north of the site given the single storey element of the adjacent doctor's surgery, however, detailed elevations and sections will be needed to determine if this would be acceptable. It is likely bungalows within the southern part can be accommodated.
- 5.6. The dwellings should be in keeping with locally prevalent materials and details should be provided with any future application. Soft landscaping within the development, as indicated on the feasibility plan, would be welcomed.

Impact on Residential Amenity

- 5.7. It is noted that residential properties have already been approved in a similar location to the proposed, under 2021/93549. Based on the proposed layout it is likely that adequate separation distances could be provided to prevent any significant harm to neighbouring occupants.

- 5.8. Given the size of proposed bedrooms, these would be considered a 2-person bedroom. As such, the proposed dwellings do not meet the minimum floor area for a 1-bed, 2-person dwelling as outlined in the Nationally Described `space Standards.
- 5.9. It appears there would be sufficient external amenity space.

Highway Safety

- 5.10. The proposed development is for 5, 1-bedroomed supported living dwellings. In addition, a small office is proposed to the first floor, to be used by staff visiting residents. The feasibility plan shows parking provision for 7 vehicles including 3 disabled parking spaces, which is considered an acceptable amount of parking.
- 5.11. Access will be via Park View which has a 'no waiting at any time' restriction on both sides of the road and a permit holders scheme controlling parking. The existing raised tref kerbs will become redundant if levels are raised . Sight lines at the junction are good in both directions.
- 5.12. It is recommended a condition is attached (similar to previous applications) seeking a 2.0m wide footway to the Park View frontage as part of any future application.
- 5.13. A refuse collection point would be needed to be demonstrated on the proposed plans.
- 5.14. Subject to the above, the proposal is not considered to cause any significant harm to highway safety.

Other Matters

- 5.15. Any future application should be supported with an assessment of the ecological status of the site and the application of the ecological mitigation hierarchy will need to be demonstrated.
- 5.16. Details of the provision of Electric Vehicle charging Points at the development should be included with any future application.
- 5.17. The site is adjacent to an urban green space with a number of historic trees which are protected. The applicant is advised to submit additional information regarding the preservation of trees.
- 5.18. In addition, the consultation response received from the Environmental Health Officer advises that as existing air quality along Wakefield Road is poor, any proposal that introduces sensitive receptors (i.e., residential) into the area should be supported with an air

quality assessment to identify the level of exposure of future occupants and identify appropriate mitigation measures, if required.

- 5.19. Similarly, the consultation response confirms that the application should include a noise assessment to detail any noise mitigation measures required to address any adverse impacts of noise from Wakefield Road.

6. PLANNING POLICY CONTEXT

- 6.1. Planning Law (Section 38(6) of the Planning Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990) require that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

THE NATIONAL PLANNING POLICY FRAMEWORK (2021)

- 6.2. The Framework sets out the Government's planning policies for England and how these should be applied. The Framework must be taken into account in preparing the Development Plan and is a material consideration in planning decisions.
- 6.3. The Framework sets out at Paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without comprising the ability for future generations to meet their own needs.

The Presumption in Favour of Sustainable Development

- 6.4. The Framework therefore includes, at its heart, a presumption in favour of sustainable development.
- 6.5. For decision taking the presumption in favour of sustainable development means approving development proposals that accord with an up to date development plan without delay, or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting planning permission; unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or 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.

Decision-Making

- 6.6. Paragraph 38 states that Local Planning Authorities should approach decisions on proposed development in a positive and creative way and that decision makers at every level should seek to approve applications for sustainable development wherever possible.

Delivering a Sufficient Supply of Homes

- 6.7. The delivery of a supply of housing represents a high priority for Government. The role that small and medium size sites, including windfall sites, bring to housing delivery is recognised in the Framework at paragraph 69. This states that Local Planning Authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

Making Effective Use of Land

- 6.8. The need to also make effective use of land is confirmed at paragraphs 119, 120, 124 and 125 of the Framework. Paragraph 120 states that planning policies and decisions should give substantial weight to the value of using brownfield land within settlements for homes (and other identified needs) and support the development of under-utilised land and buildings, especially if this would help meet identified needs for housing. Paragraphs 124 and 125 advise that making efficient use of land should be informed through the identified need for housing (and other development), market conditions and viability, an area's existing character and the need to secure well designed, attractive and healthy places.
- 6.9. Paragraph 126 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development; it creates better places in which to live and work and helps make development acceptable to the communities.
- 6.10. Paragraph 130 states that planning policies and decisions should ensure that developments, inter alia:
- a) Will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development.
 - b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
 - c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
 - d) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development

THE DEVELOPMENT PLAN

- 6.11. The statutory Development Plan for Kirklees is the Kirklees Local Plan (adopted February 2019).
- 6.12. The Policies Map confirms the site is unallocated land in the Local Plan. Policies considered most relevant to the determination are as follows:

LP 1 - Achieving Sustainable Development sets the presumption in favour of sustainable development in accordance with the NPPF.

LP 2 - Place Shaping seeks to ensure all new development builds on the strengths and opportunities identified in the Local Plan whilst protecting and contributing to the identified character of places.

LP3 - Location of New Development requires that new development reflects the settlement size and function. It confirms development will be permitted where this supports, inter alia, the delivery of housing in a sustainable way.

LP7 - Efficient and Effective Use of Land and Buildings seeks to ensure a net housing density of 35 dph is achieved to make the most efficient use of land, unless this would be harmful or detract from the character of the area.

LP11 - Housing Mix and Affordable Housing seeks to ensure housing proposals provide for mixed and balanced communities, which includes housing for those with specialist needs. It also supports proposals that ensure buildings are suitable, or can be adapted, to meet those with specialist housing needs now and into later life.

LP 24 - Design sets out various design principles to ensure development achieves a high standard of design.

LP 28 - Drainage confirms that the presumption is that Sustainable Drainage Systems (SuDS) will be used which requires greenfield run-off rates to be applied for proposals on greenfield sites.

LP 30 - Biodiversity and Geodiversity advises that the Council will seek to protect and enhance the biodiversity of Kirklees. Development proposals should provide net biodiversity gains by incorporating biodiversity enhancements where opportunities exist.

LP 33 - Trees seeks to ensure that proposals retain any valuable or important trees where they contribute to public amenity or to the environment.

LP 51 - Protection and Improvement of Local Air Quality confirms that proposals which would introduce new receptors into Air Quality Management Areas or other areas of relatively poor air quality should introduce sustainable mitigation measures that protect against unacceptable levels of pollution.

LP 52 - Protection and Improvement

6.13. In addition to the above, Kirklees Council has prepared Supplementary Planning Guidance (SPD) which represents a material consideration in the assessment of the application. The following are relevant:

- Housebuilders Design Guide (June 2021)
- Highways Design Guide (November 2019)
- Biodiversity Net Gain Technical Advice Note (June 2021)

6.14. The Nationally Described Space Standards (March 2015) are also relevant.

6.15. In addition, the Council's latest evidence on housing need, The Strategic Housing Market Assessment (SHMA) 2016, is a material consideration. It identifies a clear requirement for a range of supported housing to meet the needs of those requiring specialist support requirements, including the ageing population and more vulnerable people. It specifically notes a demand for bungalows and Lifetime Homes to help meet these needs.

SUMMARY

6.16. The above review of national and local planning policy confirms that provided the relevant policies are complied with, there is no policy basis that would preclude the development of the site for residential use, in principle.

6.17. Furthermore, the latest available evidence on housing need presents a clear requirement for a range of housing that can meet the needs of specific groups, including those requiring specialist support requirements, that enables individuals to live independently. This includes a need for bungalows.

6.18. Therefore, subject to demonstrating that the proposal satisfies development management policies in respect of housing mix, design, residential amenity standards, car parking / highway impacts, and environmental impacts, the application should be supported.

6.19. The principle of development and the individual merits of the proposal, including the specific design and access considerations, are reviewed fully, in the context of the planning policy

framework outlined above, in Section 6 (Key Planning Considerations) and 7 (Design and Access Considerations).

7. KEY PLANNING CONSIDERATIONS

7.1. Based on the preceding review of relevant policies, and the pre-application advice received, it is considered that the following matters are key to the determination of this application (with specific design related considerations assessed in the following Design and Access section 7):

- Principle of development
- Housing mix
- Quality of accommodation and residential amenity
- Environmental issues; air quality, noise, ecology, and trees

7.2. NPPF paragraph 11 and Local Plan Policy LP1 outlines a presumption in favour of sustainable development (whereby net gains should be secured across three interdependent but mutually supportive economic, social and environmental objectives) and proposals that accord with relevant policies should be approved without delay.

7.3. In assessing the above, it is demonstrated that the proposal is fully in accordance with Kirklees Local Plan policies and represents sustainable development that achieves net gains across the three objectives.

7.4. These matters are addressed in turn below.

PRINCIPLE OF DEVELOPMENT

7.5. It is confirmed, within the Local Plan Policies Map, that the site is not specifically allocated for development. The site represents a preferred location for new development in accordance with the Local Plan Spatial Development Strategy and place shaping principles, which seeks to locate most growth in the main urban areas (as set out in Policies LP2 and LP3).

7.6. In this respect, the site represents a sustainable location for additional housing. Importantly, it offers the right sort of location for Achieve Together to provide homes for more vulnerable people. It has good public transport links to Dewsbury and Wakefield, and a range of local services and facilities are accessible within a short walk, including the nearby Medical Centre, Pharmacy and local convenience shops.

- 7.7. Both national and local policies encourage the effective use of land that is compatible with local context, to help meet housing supply and demand. In this respect, Policy LP7 and the Housebuilders Design Guide SPD (Principle 4) seek a density target of at least 35 dwellings per hectare. This proposal, for 5 bungalows, represents a density of 38 dwellings per hectare and is therefore consistent with the objective to make the most effective use of land.
- 7.8. The principle of the development of the site to provide new residential dwellings has been established, through the grant of previous applications for new housing at the site, in 2014, 2018 and 2022, as set out in section 3 of this Statement. The latter remains extant. This therefore represents a material consideration.
- 7.9. In the context of both adopted policy, and the site's planning history, it is clearly demonstrated that the site is suitable, in principle, for new residential dwellings.
- 7.10. The application proposal for the development of the site to provide 5 dwellings ensures the effective use of this sustainable urban site to deliver much needed new housing and, moreover, will help meet the housing needs of a specific identified group of more vulnerable people. The proposal is therefore demonstrated to be acceptable, in principle, in land use terms and in compliance with spatial Policies LP2 and LP3.

HOUSING MIX

- 7.11. The proposal is for 5 no. 1 bedroom bungalows to provide supported living housing (Use Class C3).
- 7.12. NPPF recognises that small developments, such as this, can make an important contribution to meeting the housing needs of an area. It also states that planning should deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive, and mixed communities.
- 7.13. The Local Plan, in setting out the issues facing Kirklees (Chapter 3) also confirms that houses of all sizes are needed if the housing needs of Kirklees are to be met, with an increasing number of bungalows (as well as flats and apartments) needed.
- 7.14. This is reflected in Policy LP11, which confirms that housing proposals should aim to provide a mix of housing suitable for different household types, including provision for those with specialist needs. Specifically, the policy states that the Council encourages the inclusion of appropriate design elements that ensure buildings are suitable or can be adapted to meet the needs of people needing specialist accommodation at present and into later life. The

additional supporting text to the policy also states that there is a need to provide for the care facilities of both adults and children with disabilities, those with long-term illnesses and residents with mental health issues.

- 7.15. As previously noted, the latest evidence on housing need identifies a clear requirement for a range of supported housing to meet the needs of those requiring specialist support requirements, including the ageing population and more vulnerable people. It specifically notes a demand for bungalows and Lifetime Homes to help meet these needs.
- 7.16. In this context, the proposal to provide 5 no. 1 bedroom bungalows will evidently deliver an appropriate mix of housing that will help to meet a specific identified housing need and will contribute to a sustainable, inclusive and mixed community. The dwellings will offer adaptable and accessible housing that will meet a specialist housing need.
- 7.17. The proposal is therefore fully in accordance with national policy, Local Plan Policy LP11 and the latest evidence of housing need for Kirklees.

QUALITY OF ACCOMMODATION AND RESIDENTIAL AMENITY

- 7.18. Policy LD24 is concerned with achieving good design. This includes a requirement to ensure development provides a high standard of amenity for both future and neighbouring occupiers, including maintaining appropriate distances between buildings; reducing the risk of crime; meeting the needs of a range of different users, including disabled people; and, designing buildings that are adaptable and able to respond to change. The Housebuilders Design Guide SPD provides further guidance on achieving high standards of residential amenity, including separation distances, and internal / external space requirements.
- 7.19. In this respect, the proposal is for homes that will meet the needs of more vulnerable individuals that require supported living accommodation. A key requirement of Achieve Together is to therefore ensure homes are safe and accessible for residents within their care, including those reliant on wheelchairs.
- 7.20. The design and siting of the proposed bungalows has been carefully considered to respond to the local context, orientation, and adjoining properties, to ensure the new homes will provide a good standard of living accommodation for future occupants.
- 7.21. The proposed bungalows will be arranged around a central courtyard, and parking area, with front doors facing towards the courtyard area and Park View. This layout ensures easy

surveillance of the bungalows, from their adjoining neighbours, the street and the existing bungalows on Park View, to help create a secure and safe environment for future residents.

- 7.22. The bungalows will benefit from a principal south, or east facing aspect afforded by the site layout. The combined kitchen / diner / living areas for all bungalows will be dual aspect. With 'Block A', comprising the 3 terrace bungalows, having windows facing south and north, whilst 'Block B', comprising the 2 semi-detached properties, will have east and west facing windows. The bungalows will therefore achieve good levels of internal natural daylight and sunlight.
- 7.23. Whilst Kirklees have no adopted standard for internal space, all rooms meet the Nationally Described Space Standards for a 2-person, 1 bedroom, single storey dwelling, providing a total floorspace of 50 sqm per bungalow. In addition, as previously noted, the dwellings will be built to be wheelchair adaptable homes and can therefore provide accommodation capable of meeting the changing long-term needs of residents.
- 7.24. Similarly, there are no specific standards for external amenity space within the Local Plan or Design Guide, albeit that 'Principle 17' of the latter, advises that all new houses should have adequate access to private outdoor space that is functional and proportionate to the size of the dwelling and character and context of the site, and it should seek to maximise direct sunlight.
- 7.25. Each bungalow within Block A and Block B will benefit from enclosed gardens, located to the front, comprising approximately 20 sqm respectively. These gardens are south and east facing and will therefore enjoy ample sunlight. The 3 terrace bungalows will also benefit from rear patio areas, comprising approximately 10 sqm. The proposal will therefore provide satisfactory private amenity space in accordance with guidance. The development includes landscaping areas 143 sqm. In addition, the site is also located immediately adjacent to Earlsheaton Park, providing further opportunities for relaxation and enjoyment of the outdoors.
- 7.26. The Housebuilders Design Guide (Principle 6) sets standards for minimum separation distances between facing windows to habitable rooms, but these only relate to 2 storey dwellings and are not therefore applicable to this proposal.
- 7.27. Nonetheless, it should be noted that existing bungalows on Park View are located over 50 metres, or more, away and the site is separated from the adjacent property fronting Wakefield Road (no. 196) by an access road (Cross Park Street). Within Block A, no

windows are proposed to the side elevations facing onto Park View or towards no. 196 Wakefield Road. Additionally, owing to the site's topography, the proposed bungalows will be at a significantly lower level than Park View, Wakefield Road and nearby properties.

- 7.28. The outlook from the new dwellings (and existing bungalows) is from ground floor windows only. Consequently, in the context of the above, there can be no potential for overlooking or loss of privacy to either nearby properties or future residents of the proposed bungalows. Equally, the proposed single storey bungalows will not give rise to overshadowing, or loss of sunlight or daylight, to existing properties.
- 7.29. It is therefore clear this proposal for bungalow development will have no impact on the residential amenity enjoyed by the occupants of existing properties. Furthermore, future residents of the new bungalows will also enjoy good levels of privacy and residential amenity.
- 7.30. In summary, it is demonstrated that the proposed bungalows will offer a good standard of accommodation for future occupiers. The bungalows will provide good living conditions and amenity provision, in accordance with Policy LP24 and associated guidance.

ENVIRONMENTAL ISSUES

- 7.31. In response to pre-application feedback, a number of technical reports have been commissioned to assess potential impacts of the development on environmental receptors and / or to ensure that future residents are not adversely impacted by existing environmental conditions. Accordingly, the following documents will shortly follow the submission of this application.
- Air Quality Assessment
 - Noise Assessment
 - Preliminary Ecology Assessment
 - Tree Survey and Constraints Plan

8. DESIGN AND ACCESS CONSIDERATIONS

8.1. This section sets out the specific design and access considerations associated with the proposed development. The proposal is reviewed against the following topics, in accordance with best practice guidance.

Use

8.2. The existing site currently an unkempt area of land that supports vegetation, including scrub and trees. It is within the existing urban area and represents a sustainable site for future residential development. The site currently benefits from an extant planning permission for 5 no. part 3, and 2-storey residential properties.

8.3. Consequently, this further application for residential use is consistent with the existing local context of the area. Furthermore, the principle of residential use at the site is clearly established. It provides for the re-use of this underutilised site to deliver much needed new homes.

Amount

8.4. The proposed development will provide 5 no. 1 bed bungalows, equating to 38 dwellings per hectare (dph).

8.5. This is an appropriate amount of development, representing an effective use of this urban site to provide new residential dwellings and to help meet an identified and specialist housing need, whilst responding to local context, spatial requirements, and design standards.

8.6. It is consistent with Local Plan Policy LP7 which seeks a density of at least 35 dph, and with the amount of development previously supported at the site.

Scale

8.7. The proposal is to provide single storey bungalows, as two semi-detached properties and a terrace of three.

8.8. The site's immediate context is characterised by a mix of two storey terraced housing (fronting Wakefield Road), semi-detached bungalows (on Park View) and both single and two storey commercial properties to the east of the site.

- 8.9. The proposal to provide semi-detached and terrace bungalows is therefore in keeping with the local context and overall scale and form of development. Specifically, it responds to the existing scale of development on Park View.

Layout

- 8.10. The layout of the proposal seeks to make the most effective use of the site, whilst accommodating the significant level changes across the site between Wakefield Road and Earlsheaton Park and the need to gain access from Park View, which represents the only feasible option. The scheme must also respond to the distinct change between the character of residential buildings on Wakefield Road and existing bungalows on Park View. The combination of these requirements largely dictates that the layout of the scheme should be 'inward facing' towards Park View, rather than 'out' onto Wakefield Road.
- 8.11. As such, the properties are set back from Wakefield Road and at a considerably lower level. This ensures that the scheme has a closer relationship with the existing bungalows on Park View. Additionally, by providing a generous set-back from Wakefield Road, a substantial landscape buffer can be created on the Wakefield Road frontage to help screen the bungalows. Together, this ensures that the development will have a minimal impact on the visual amenity of Wakefield Road.
- 8.12. Overall, the layout of the scheme seeks to make the best use of land whilst responding to site constraints and remaining respectful of local context. The layout will also provide a good standard of living accommodation in terms of privacy, internal and external space and outlook.

Appearance

- 8.13. The proposed bungalows will be of a traditional appearance, with pitched tiled roofs and brick elevations. Interest will be created with use of render and brick detailing to the front elevations. The scheme includes areas of hardstanding and soft landscaping.
- 8.14. It is expected that materials will be subject of detailed conditions, in addition to the treatment of hard and soft landscaping areas.
- 8.15. Overall, the new dwellings will respond positively to existing context and character, and their appearance will be in keeping.

Access

- 8.16. The proposed access, including pedestrian and vehicular access is indicated on the application drawings. This proposes that convenient, safe and secure access is provided for both existing and future users, including those on foot, or travelling by bicycle or motor vehicle.
- 8.17. In this respect, the scheme will provide a new pedestrian footpath to the west side of Park View, to the benefit of both future residents and others, particularly people walking to Earlsheaton Park. With 7 car parking spaces, including 2 no. visitor spaces, an appropriate level of car parking will be provided.
- 8.18. The site is within the built-up area of Earlsheaton, Dewsbury and a very short walk to bus stops on Wakefield Road, with regular services towards Wakefield and Dewsbury. Wakefield Road also provides a number of local shopping facilities and services, within easy walking distance. Earlsheaton Local Centre is also within a short 10-minute walk.
- 8.19. In conclusion, the new development will be accessible by sustainable modes of transport, including walking, cycling and public transport.

9. CONCLUSION

- 9.1. This Planning, Design and Access Statement (the Statement) is submitted in support of a full application relating to land adjacent to 196 Wakefield Road, Earlsheaton, Dewsbury, WF12 8AH.
- 9.2. The Statement provides an overview of the application site, details of the application proposal, details of relevant planning history, details of the planning policy context and an assessment of the proposals within this context.
- 9.3. The Statement forms part of the full planning application and should be read in conjunction with the plans prepared in support of the application, and supporting technical reports, which together outline and address the key considerations arising from the proposal.
- 9.4. The planning system operates on the basis that applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise, and that Local Planning Authorities should approach decisions on applications for development in a positive and creative way and should seek to approve applications for sustainable development wherever possible.
- 9.5. In the case of this application, it has been identified that the key planning considerations relevant to the determination of the proposals can be summarised as follows:
 - a) Principle of development
 - b) Housing mix
 - c) Quality of accommodation and residential amenity
 - d) Environmental considerations; noise, air quality, ecology and trees
 - e) Design and Access (use, amount, scale, layout, appearance, and access)
- 9.6. The proposed development has therefore been assessed in detail against relevant planning policies, guidance, and material considerations. Following this assessment, it has been demonstrated that the application proposals are in accordance with the Development Plan, and other material considerations, including the NPPF.
- 9.7. In particular, the proposed development will provide a contribution towards the Borough's housing supply and help meet the housing needs of a specific identified group of vulnerable people, through the development of a sustainable urban site.

9.8. Consequently, the application can be approved without delay, as it is in accordance with national and local planning policy and guidance.