

PLANNING APPLICATION FOR 2
NEW DWELLINGS WITH INTEGRAL
GARAGING (MODIFIED PROPOSAL)

ADJACENT TO 6 AND 8 ROWGATE
UPPER CUMBERWORTH
HUDDERSFIELD
HD8 8XH

ON BEHALF OF
MR CROW

DESIGN ACCESS STATEMENT

DATED: OCT 2023

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.00 - PREVIOUS AND CURRENT APPLICATIONS

1.01 - Planning permission was granted in 2022 (2022/91973) for the erection of 2 detached dwellings with integral garages. Due to the sale of one of the plots, the applicant wishes to make slight alterations to both dwellings.

1.02 - This application seeks to vary the design of that approved. The proposals remain the same footprint and height. The revisions are minor and relate to the internal layout, fenestration and material changes. The amendments are;

Plot 1:

- a) A garden room (6m x 7.7m) has been added to the lower floor plan.
- b) The WC has been extended out 0.9m from the front elevation.
- c) The garage width has been extended from 4.8m wide to 6m wide.
- d) A balcony has been added to the rear elevation.
- e) The Internal ground floor layout has been altered with minor window and door alterations to all elevations to suit the new layout.
- g) The vertical black cladding has been removed and replaced with natural coursed stone.
- h) Solar panels have been added to a section of the south facing roof.

Plot 2:

- a) An external door opening has been added to the rear of the utility.
- b) There are slight alterations to internal walls at ground and first floor.
- c) A roof light has been added above the staircase.
- d) An internal door has been added at the first floor to provide access into the storage space above garage.
- e) The vertical black cladding has been removed and replaced with natural coursed stone.
- f) Solar panels have been added to a section of the south facing roof.

1.03 - We have included the original DAS as an appendix and this remains relevant.

1.04 - Based on the information submitted we trust that the proposals can be approved again.

APPENDIX ONE

DESIGN AND ACCESS STATEMENT

DATED: MAY 2022

1.0 – THE SITE

1.01 - The site is situated along Rowgate in Upper Cumberworth. The site, which was formerly occupied by a workshop with yard, is part of a larger site off Rowgate which also accommodates 3 residential properties Nos. 4, 6 and 8.

1.02 - The workshop was located up against the Southern boundary, and was generally single storey. This was used as a builders store/yard up until circa 2011, then more recently for the owner's personal use, restoring cars and motorbikes. The building was in a poor state of repair before it was demolished in 2021.



Image 1 - The workshop previously demolished.

1.03 - The neighbouring properties 4-8 Rowgate are a mixture of single storey style properties. However the 3 properties appear more significant than simple bungalows. No. 4 (Image 2) is elevated circa 1.0m above ground level, No. 6 (Image 3) is also raised to a similar degree, and No.8, has a steep roof with rooms within the attic space, and has been recently extended.



Image 2. - No.4 with its elevated siting.



Image 3. - No.4 also elevated from the ground levels.

1.04 - The site is largely outside the Greenbelt boundary. There is an area of the land to the East and North, but no building is proposed in these areas. The boundary is defined on the plans.

2.0 – SITE PLANNING HISTORY

2.01 - Planning was approved for 2 No. 4 bedroom detached dwellings on this area of the site back in the 1990s. The planning was renewed in 2005 (2005/94969), but as far as we are aware this was not implemented in any way.

2.02 - Planning permission was granted in 2021 (2021/91005) for one large two storey contemporary dwelling. Other than some preliminary ground works, this permission has not been implemented.

2.03 - There have been recent permissions for large properties in close proximity to the site. We refer in particular to 43 Barnsley Road (2019/93204)

and 33 Barnsley Road (2016/91558), both new large properties in more elevated and prominent locations than this application site.

3.0 – PROPOSALS

3.01 - The proposals are to erect two more modestly proportioned properties on the site.

3.02 - Once again, new house designs have been carefully considered to respect the neighbouring properties and surrounding context. The designs share a common aesthetic approach whilst maintaining individuality led by the site and both its constraints and advantageous aspect.

FOOTPRINT

The proposed houses occupy a similar footprint as the approved dwelling, with a section omitted to respect the 'space about dwelling' guidelines between the two. The distances of 21.0m between habitable windows, and 12.0m between habitable windows and non habitable windows / blank gables is adhered to. In terms of the comparison the current proposals occupy a total footprint of 142.3sqm, whereas the previously permitted scheme covered an area of 140.1sqm

SCALE AND MASSING

The scale and massing of the two dwellings is also comparable to the previously approved scheme, with the current proposals having a total volume of 1,743m³, compared to 1,624m³ previously approved. Plot 2 is largely tucked below the retaining boundary wall. The massing is addressed as before by the varying of ridge heights and the introduction of gable projections. The proposed houses are also set down from the neighbouring properties, and therefore sit harmoniously within the grouping as a whole..

APPEARANCE AND MATERIALS

The proposals seek to provide well designed and aesthetically attractive contemporary family homes, that respect the neighbouring properties and

wider context. The houses exploit views with the use of carefully considered glazing areas. Within the immediate area, a range of materials are evident with stone, render and brick walls prevalent. The surrounding roofing materials include stone, slate, red and concrete tiles. In summary the area has a myriad of wall and roof materials. The proposals seek to reflect this, with natural coursed stone, and composite cladding with a burnt timber appearance.. The roof will be a blue slate, which will mirror the majority of nearby houses.

SETTING

The proposals will ensure that the proposed houses will sit harmoniously within the setting. The proposed houses are set outside the Greenbelt boundary which runs through the site (depicted on the plans). In summary the house will benefit the setting, vastly improving on the current 'rundown' workshop and yard.

4.0 - NEIGHBOUR CONSULTATIONS

4.01 - The immediate neighbour at No.8 has been informed of the new proposals. We are not aware of any issues raised by the neighbours.

5.0 – ENVIRONMENTAL AND SUSTAINABILITY FACTORS

5.01 - There are no trees or habitats affected by the proposals.

5.02 - The proposals will provide a well insulated, energy efficient property that far exceeds the current standards. The applicants intend to;

- a). Insulate the property to exceed the current building regulations.
- b). Car charging points will be installed to both properties for electric vehicles.
- c). The houses will have an air source heat pump installed to assist with heating and hot water.
- d). It is also proposed to install PV panels on the South facing roofs of both properties.

5.03 - It is the applicant's aim is to erect 2 net zero carbon houses.

5.04 - The houses are in a sustainable location, with amenities including schools, post office, convenience store and a public house all within 1/2 mile. The site is close to main bus routes to and from Huddersfield and Wakefield.

6.0 - HIGHWAYS

6.01 - The site was formerly a builder's yard, albeit some years ago. There are 3 existing properties within the grouping. No. 4 only has access along the drive for maintenance, no parking is permitted. Nos. 6-8 both have access along the drive, and 2 No. parking spaces have been provided within the site for each house. In total 4 houses will be served from the access and drive.

6.02 - The proposed properties have garaging and drive parking within the site providing 3 spaces per dwelling. There is also turning within the site for No. 6 and the proposed dwelling.

6.03 - The main access off the road will be 4.5m wide for the first 10.0m.

6.04 - There is a bin collection point incorporated adjacent to the entrance, to serve Nos. 6, 8 and the proposed dwellings

7.0 - CONCLUSION

7.01 - Permission has recently been granted for one large dwelling. The current proposals are comparable in terms of footprint and scale to that previously approved.

7.02 - The proposals are to construct a well designed and sympathetically considered family homes. The designs are contemporary whilst respecting the neighbouring properties in terms of massing, materials and aesthetic.

7.03 - The proposed house will be built with many environmental benefits as listed in this report.

7.04 - The proposals are appropriate in that they are located on a land outside the Greenbelt and defined as brownfield.

7.05 - We therefore trust that Kirklees MC can support this proposal.