

OUTLINE PLANNING APPLICATION
FOR DEMOLITION OF EXISTING
DWELLING AND GARAGE, AND THE
ERECTION OF TWO DETACHED
DWELLINGS WITH ATTACHED
GARAGING

MOSS VIEW
BURNLEE ROAD
HOLMFIRTH
HD9 2LE

ON BEHALF OF
MRS S ELLIS

DESIGN ACCESS STATEMENT

DATED: NOVEMBER 2023

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – THE SITE

1.01 - The site is situated along the Southern side of Burnlee Road in Holmfirth. The site is currently occupied by a detached dwelling, known as Moss View, with separate single garage, which was constructed in the mid 1960's. The dwelling has a substantial garden to the West of the dwelling. See Photograph 1 and 2.



Photograph 1 - Moss View



Photograph 2 - Extensive Garden to West of the Main House

2.0 – SITE AND NEARBY PLANNING HISTORY

2.01 - There is no recent planning history on the site.

2.02 - Outline Planning was approved (2013/93320) for two dwellings on land adjacent to No. 29. A subsequent reserved matters application was approved (2015/90519) for two large detached dwellings. These have since been built and are located close to the proposed site (there is one property - The Dell - between).

2.03 - The two recent properties (No.s 25 and 27) are two storey to the North Elevation (facing Burnlee Road - see Photograph 3) and three storey to the Southern Elevations.



Photograph 3 - Recently Constructed Properties, 25 and 27 Burnlee Road

3.0 – PROPOSALS

3.01 - The proposals are to demolish the existing dwelling and detached garage and erect two detached dwellings with attached garages.

3.02 - Site Layout

- a). - The two houses have been set out to work with the existing boundaries, neighbouring properties and wider street scene.
- b). - The two properties are set out with generous distances between and to the boundaries and neighbours. Indeed, these distances exceed those recommended in the LA SPD guidelines.
- c). - The current streetscape has no fixed building line, and properties with articulated frontages are common along Burnlee Road.
- d). - The layout allows parking and vehicle turning to the front (Burnlee Road), and substantial rear gardens, making full use of the Southern aspect.

- e). - The layout ensures there are no overlooking issues with neighbouring properties.
- f). - Moss View has a reasonable gradient and that along with the SPD guidelines for spacing provides justification for 2 properties on this site.
- g). - The boundaries to the West and East are well screened with mature planting and fencing. See Photographs 4 and 5.



Photograph 4 - Mature Planting on the Western boundary to 'The Dell'

- h). - It is noted that The Dell has windows on the Eastern Elevation. However these windows are opaque or secondary. In any case the existing planting assists with screening.

3.03 - Scale and Massing

- a). - The scale and massing very much respects the neighbouring properties and the wider setting.
- b). - The streetscape drawing demonstrates the varying ridge heights along Burnlee Road. To the East of the site, two storey dwellings hug the roadside, followed by the neighbouring property (which is actually off Victoria Springs but still prominent on Burnlee Road - see photograph 5). To the West of the site, the neighbouring property (The Dell) is single storey to the Burnlee Road side. This is unusual along Burnlee Road. There are no other single storey dwellings along this stretch of the road (See Photograph 6). From 'The Dell' the ridge heights jump up again by 2.33m to No. 25 Burnlee Road.



Photograph 5 - Two Storey Dwellings to the East of the Site, with the Neighbouring Property (Off Victoria Springs) to the Right of the Photograph.



Photograph 6 - Properties to the West of the site with No.29 Burnlee Road in the Foreground.

c). In terms of massing the proposals are wholly appropriate and in line with the context. The proposals show a pitched roof, with gabled projections breaking up the massing. Burnlee Road has no fixed house types with a variety of roof forms and pitches. See photographs 2-6.

4.0 - POLICY AND SPD GUIDELINES

4.01 - The site is within a popular residential area. The location is sustainable being a short distance from Holmfirth which benefits from a wide range of local amenities. In short the site conforms with both The National Planning Framework and the Kirklees Local Plan.

4.02 - The site layout and houses are designed in line with the Kirklees SPD guidelines. The houses are spaciouly set out, with 'green frontages'.

4.03 - There are no 'space about dwelling' issues, the proposed houses are good distances from boundaries. Any nearby properties are well in excess of distance guidelines for overlooking or window relationships.

5.0 – TREES

5.01 - Although there are a number of trees along the Southern boundary of the site, these are a good distance from the proposed dwellings and will be unaffected.

6.0 - ECOLOGY

6.01 - The applicants have commissioned an ecology species report which forms part of this application.

6.02 - The report has recommended an emergence survey in May 2024. This can be conditioned and satisfied as part of a Reserved Matters Application.

7.0 - HIGHWAYS

7.01 - In terms of parking the houses will each have a good sized single garage measuring a minimum of 3.0m x 6.0m internally. There is also parking for at least 2 cars on the driveway and turning to leave in a forward gear.

7.02 - The houses will have electric car charging points in the garages.

7.03 - In terms of vehicle access , there are currently two at the North East side of the site onto Burnlee Road. The proposals allow for relocating and widening these two access points to the centre of the site. The boundary wall will remain at a height a maximum of 900mm to ensure visibility is greatly improved.

7.04 - Burnlee Road has a continual footpath along it's Northern side. There is no realistic opportunity for a continual footpath on the Southern side along the site frontage. Neighbouring recent developments prohibit this (See Photograph 5). The recent properties at No. 25 and 27 have grass verges in the place of a footpath, and The Dell has two areas of garden walling that run up to the road side. See Photographs 3 and 7.



Photograph 7 - Grass Verge to No.25 along with Boundary Walls Along the Roadside Preventing Future Extension of Footpath Along the Southern Side of Burnlee Road.

7.05 - The layout will not affect the position of the existing street light.

8.0 - OTHER ENVIRONMENTAL MATTERS

8.01 - Although this application is only outline, it is evident that two new detached dwellings will be significantly more efficient than the existing dwelling with its draughty conservatory. The properties will have South facing roofs which will be provide an excellent opportunity for solar panels.

9.0 - DRAINAGE

9.01 - There is currently a drain that runs down the site. This drain also appears to pick up drains from 'The Dell' adjacent. A generous gap has been left to that boundary to allow the drainage to be suitably diverted around the development.

10.0 - CONCLUSION

10.01 - The proposals will provide two family homes in a popular residential and sustainable location.

10.02 - The proposals respect the immediate neighbouring properties and wider context. The two dwellings are set out with generous spacing, and the proposed massing and scale will ensure they sit comfortably within the streetscene.

10.03 - We therefore trust that Kirklees MC can support these proposals.