

Statement in support of a proposed new dwelling at land adjacent **176 Almondbury Bank, Huddersfield HD5 8EX**



Introduction JG-D has been commissioned by Mr & Mrs J Gould to prepare a planning application for an infill dwelling at land adjacent 176 Almondbury Bank, Almondbury.

Almondbury Bank links A629 Wakefield Road at Mold Green with Almondbury and is residential in character with low density housing interspersed with woodland. The housing

stock is disparate including 19th Century stone built cottages, 1930's rendered semi-detached houses and modern infill dwellings. The application site is a vacant parcel of land to the south of a stepped terrace of back-to-back properties which follow the natural topography. The applicant recently purchased 176 Almondbury Bank, the street facing front half of the northern gable of the terrace including a 7m wide strip of grass which extends from the road back to the Eastern boundary.

The application site is defined by the gable to the existing terrace, a stone wall to Almondbury Bank with a dropped kerb and opening, a stepped timber fence and Brimstone pre-fabricated garage to the North – associated with 168 Almondbury Bank - and a stone wall to the West, backing onto an area of woodland which surrounds the Donaldsons Vets building on Somerset Road.

176 Almondbury Bank is in Flood Zone 1 with a 0.1% chance of flooding in any year.

Planning The submitted development proposals have been formed around the following objectives;

The desire to better utilize a previously undeveloped site in a sustainable location,

The requirement to provide a high-quality design in order to make a positive contribution to the local environment;

and the aspiration to create a well-proportioned, energy efficient dwelling to benefit future occupiers.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning policy guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Chapter 2 Achieving sustainable development advocates a presumption in favour of sustainable development. Chapter 12 of the NPPF sets out that decisions should ensure that, amongst other things, developments are sympathetic to local character, including the surrounding built environment (para.127).

Local Planning Policy is provided by the Kirklees Local Plan which was adopted on 27 February 2019, augmented by Supplementary Planning documents.

The site is without notation on the Kirklees Local Plan but the following policies are considered pertinent:

LP2_Place Shaping,

LP24_Design,

LP30_Biodiversity.

Assessment The application site has been identified by the applicant as an opportunity to create an attractive 2 bedroom property within a broken building frontage, helping (in a small way) to reduce the shortfall in housing within the district. The existing housing stock offers strong design prompts in terms of form, scale and materials. The site also detracts from the streetscene as an unkempt area of unused waste ground offering little ecological value. It is in a sustainable location however with excellent public transport links – a bus stop is within 25m of the front door, supermarkets are available in both directions along Almondbury Bank and Huddersfield Town Centre is approximately 1.5miles away with rail connections to Leeds, Manchester and London.

The compact nature of the site has created a conflict in terms of parking however. Options have been designed to provide 2no off street spaces in either tandem or parallel format but the applicant opines that parking levels in the area are low and the creation of a single off-road space is appropriate for the location and scale of the dwelling. It is also countered that the site access creates a defined space which is effectively unavailable for general use?

Design Almondbury Bank is a well established residential area. The application site is 107sqm whilst the proposed dwelling has a footprint of 42.4sqm. It has been positioned to retain the existing access to the rear of the neighbouring terrace with a 1.2m wide footpath against the gable of the existing building although the cantilevered corner of the dwelling is designed to increase the feeling of width. A single off-road parking space is partially tucked under the first floor as a visual reference to the 1930's semi-detached houses further up the hill.

The new dwelling is accessed from the street via a ramped approach leading to an oversize entrance door with level threshold aligned with the neighbouring terrace. Internally the entrance hall accommodates a double kite winder stair to the upper floors and a short flight down to a garden room with access to a small rear garden space. Living accommodation is at first floor with an open plan kitchen/ dining area whilst sleeping accommodation is located within the roof structure along with the house bathroom.

The proposed dwelling takes its cue from the adjacent back-to-back terrace in terms of scale. The stepped form is continued along the street with reduced eaves and ridge heights following the slope of the road. Window openings also reflect the neighbouring block although the proposed dwelling is symmetrical in form creating an offset to the rear elevation.

Opportunities to provide landscaping are limited to the front of the property based on the narrow frontage although amenity planting is proposed to the rear garden subject to specialist design.

The new dwelling also takes reference from its stone built neighbours although as previously noted there are references to properties further up Almondbury Bank. The front elevation is stone built with regular coursed natural walling including the stone detailing prevalent on the street. Openings are scaled to match the adjacent terrace although an extended slot is provided to offer an outlook to the room in the roof bedrooms, achieved with lookalike glazing across the floor zone. The indented parking space is formed with a cantilevered corner supported on a galvanized steel section as structural engineer design.

A pitched artificial slate roof follows the profile of the adjacent terrace with rooflights installed in line with manufacturers recommendations.



Access As previously noted, access to the new property will be taken straight from the street with a revised dropped kerb leading to the parking space and a ramped approach to the front door. Internally any projection and/or fixed objects on circulation routes will not reduce the effective width of the clear space below 750mm. The position of all accessible switches and socket points are to comply with the requirements of Approved Document Part M2, Section 8, diagram 29 - set at a maximum of 1200mm above finish floor level.

Climate Change_The issue of Climate change will be addressed through the construction of the new building. The envelope will exceed the requirements of the current Building Regulations in terms of Part L and Thermal Performance and the dwelling will be served by an Air Source Heat Pump and underfloor heating on thermostatic controls. Lights will be energy saving and will be fitted with timers whilst water saving devices will be fitted to all sanitaryware. The applicant will undertake the works with his own construction company and use local materials. Waste will be recycled as far as possible whilst recycling provision will also be provided.

Ecology_The site is improved grassland and considered to have relatively low worth in terms of Habitat Units. Nesting and roosting opportunities will be incorporated into the building fabric to offer biodiversity net gain – a bat tube facing South, a Swift Terrace facing North as specialist detail.

Inspection_A walkover inspection of the site has revealed no evidence of subsidence or defects. The site lies outside the coal mining Development high risk area but a Desk Top Study identifying possible contamination risks accompanies this application.

Utilities_Capacity studies will be undertaken post planning but initial investigations based on the existing building suggest that sufficient capacity is available for the proposed new dwelling within the street.

Drainage_Based on the compact site it is proposed to seek permission from Yorkshire Water to connect the new dwelling to the existing mains drainage. The adjacent terrace is served by combined sewers which run front and back and cross the application site. An application has been made to Yorkshire Water for a minor sewer alteration which whilst pending has been verbally agreed.