

# Robert Halstead

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Planning    Development

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## **Design and Access Statement: 21-23, 25 and 27 Round Ings Road, Outlane, Huddersfield**

### Introduction to the proposals

This Design and Access Statement accompanies a full application for planning permission for development at 21-23, 25 and 27 Round Ings Road, Outlane, Huddersfield. The proposals include the following:

- Alterations and renovations to No. 21-23, 25 and 27
- The erection of single storey extensions to No. 25 and 27
- The partial demolition and re-build of the detached barn
- The conversion and extension of the barns to form 1 new dwelling
- Widening/improving the existing access road
- Formation of parking and turning areas
- Hard and soft landscaping

### Requirements for a Design & Access Statement

The Town & Country Planning (Development Management Procedure) Order 2015 sets out the legal requirements for the circumstance when a Design and Access Statement is required, together with what categories such a statement must set out. These categories fall into five headings, and each is addressed in turn below.

#### **a) Explain the design principles and concepts that have been applied to the development**

The aim of the proposals is to provide a harmonious design concept, appropriate for its location. Please refer to the Planning Statement and Heritage Statement for full details.

#### **b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account**

Pre-application discussions concerning the design of the development have taken place with the Council and the proposals brought forward are now considered to be the best option for minimising any potential harm to the significance of the listed buildings.

The design of the development as shown on the plans is also considered to be the most appropriate option in terms of Green Belt openness, visual amenity and residential amenity, highway safety, trees, and climate change.

All elements of the design are considered to comply with relevant local and national planning policy. For full details, please refer to the Planning Statement and Heritage Statement.

**c) Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account**

Local Plan Policies LP21 and LP22, Principles 12 and 19 in the Kirklees Housebuilders Design Guide SPD, the guidance within the Kirklees Highways Design Guide SPD, and Chapter 9 in the NPPF have been taken into account in the overall design of the development in relation to access. Please see Planning Statement and accompanying plans for full details.

**d) State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation**

Kirklees Highways Development Management were present at the Pre-application meeting and were therefore consulted on the proposals in relation to access. No other specific consultations concerning the proposals has taken place.

**e) Explain how any specific issues which might affect access to the development have been addressed**

The proposals now include the following:

- The existing access is proposed to be widened to 4.5 metres
- Proposed gradients, bin storage and collection points are shown on the plans
- The entrance area is proposed to be widened to allow for better pull-in for bin waggon
- Visibility at the site entrance has been improved

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