

Design and Access Statement

Project: Land Adjacent No.1 Newsome Avenue, Huddersfield.

Project No: 252

Date: 11th March 2024

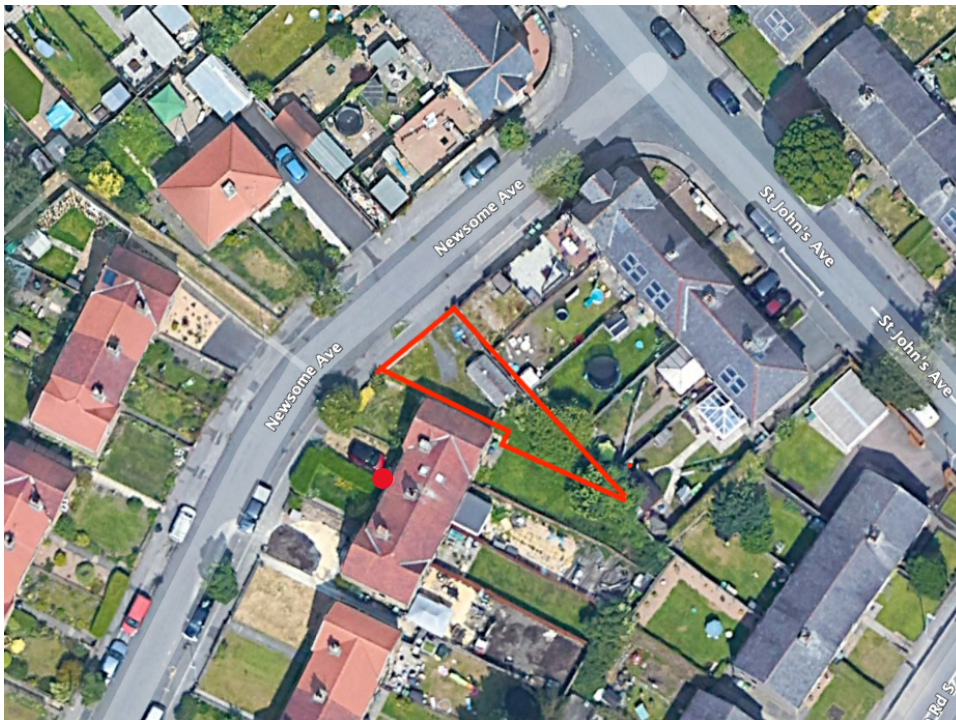
1.0 Introduction:

This statement has been produced for an Outline planning application for the erection of 1 new dwelling on land adjacent no.1 Newsome Avenue. This is an outline application with all matters reserved. The submitted plan is for indication purposes with a suggested site layout.

This document should be read in conjunction with Bamford Architectural Ltd. drawing no. 252 (0-) 01.

2.0 Project Location:

The site is located approx. 1 mile south of Huddersfield town centre and measures 0.012 Hectares.



Google Earth image

The site is not within the green belt and does not appear to have any restrictions.

The site sits within a medium to high density residential area, with houses located at all sides, although these are a good distance from the proposed dwelling.

The site is less than 0.1 miles to Newsome centre, which has a range of shops and services. There are good public transport links to / from Huddersfield.

The area is well served by schools.

3.0 Planning:

Planning History

There are no visible planning applications relating to the site on the Kirklees website.

Planning permissions have been granted for the erection of a new dwelling at no. 10 and no. 8 St Johns Avenue, these properties have been constructed.

The approval for the new dwelling adjacent no. 10 identifies parking spaces for no.10 and the new dwelling, these are also noted in the conditions. These are to be located next to the application site but have not yet been installed.

No pre application advice has been sought.

Planning policy in relation to design proposals

NPPF

The following points within the NPPF are considered relevant to this application:

Chapter 5 – *Delivering a sufficient supply of homes.*

Chapter 11 – *Making effective use of land.*

Chapter 12 – *Achieving well-designed places*

Kirklees Local Plan

The following policy within the Kirklees Local Plan are considered relevant to this application:

LP1 – *Presumption in favour of sustainable development.*

LP2 – *Location of new development.*

LP7 - *Efficient and effective use of land and buildings.*

LP11 - *Housing mix and affordable housing.*

LP 21 - *Highway safety and access*

LP 24 – *Design.*

Policy Justification

The site currently contains a disused dilapidated garage with asbestos clad walls and roof. The site is brownfield land as it is already developed should be considered in relation to redevelopment of the of previously developed land.

Good design is a key aspect of all development. Although details of the design have not been submitted, it will be an important factor in the final developed scheme. An indicative layout has been prepared for a detached dwelling with traditional form.

Development should be permitted where it supports the delivery of housing and employment growth in a sustainable way. The site is unallocated on the Kirklees Local Plan and within residential area Newsome; it should be considered a sustainable location.

The number of dwellings should be 1 for this site (0.02 Ha), based on 35 dwellings per hectare.

4.0 Design:

This application is for outline planning permission with all matters reserved, so detailed designs have not been prepared.

An indicative site plan has been prepared for the submission to show a two storey, detached dwelling. It indicates the orientation and position of a dwelling to show a possible site solution. The form and scale are in keeping with local dwellings and layout.



The scheme as indicate provides suitable distancing from surrounding dwellings.

No 2, Newsome Avenue is 24.8m from the principal elevation, it is also slightly offset.

Properties on Newsome Road South are over 35m away.

The properties on St. Johns Avenue are 15.7m away, but this elevation of the proposal would not require windows.

There will be a private garden to the east and surrounding properties retain their privacy.

An indicative bin store area is shown adjacent the parking area.

5.0 Access:

The existing vehicular access to / from Newsome Avenue will be retained. Access can be gained directly from the street where 1 / 2 parking spaces can be achieved. This could be widened if required.

An indicative area for parking 2 cars has been shown, with a further parking spaces available on the street.

Level thresholds and ground floor WC accommodation will be included as part of the final design.

The site has good accessibility to local amenities and public transport links.

Parking for no.1 has been provided to the front of the property.

6.0 Ecology:

The site falls within Kirklees Bat alert zone. The development will require the removal of some small trees / hedges. Any removal should be carried out with care. New bat boxes will be provided in appropriate locations on the dwelling.

7.0 Conclusion:

The proposed scheme makes good use of an under utilised site.

There is sufficient parking within the site and on the street.

The planning policies have been considered and provide a strong case for development.

The materials used will be in keeping with the existing building and local character.