PLANNING APPLICATION FOR SEVEN DWELLINGS

THE ROSE AND CROWN
132 KNOWL ROAD
GOLCAR
HD7 4AN

ON BEHALF OF SOVERIEGN DEVELOPMENT GROUP LTD

DESIGN AND ACCESS STATEMENT
DATED: MARCH 2024

SUBMITTED BY NORTHERN DESIGN (OLDHAM)
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1.0 – THE SITE

1.01 – The site is located off Knowle Road Golcar and has to the North playing fields in Golcar to the East, West and South by residential properties and to the South-East Golcar Conservative Club.

Knowl road runs West to East to the south, The Conservative Club is a community facility with access from the site. The Conservative club is a members club and their affiliates only and has limited opening hours throughout the week. The Conservative Club has Its own car park which Is separated from the site by a well established hedgerow which will be maintained and extended to create a natural soft but incredibly robust and dense barrier between the residential and car park to the rear of the conservative club.

1.02 - The club is surrounded by residential properties and does not pose a nuisance to the development. Knowl Road has a mixture of commercial, food outlets and residential properties. The location for the proposed residential development is within the village location. It will enhance the area due to the properties to the west currently looking onto the rear of the public house and all the associated back yard deliveries etc.

2.0 – SITE PLANNING HISTORY

2.01 – The site has already received Outline Planning Approval for 7 dwellings Application Number: 2022/60/90469/W. The new application is based on the approved scheme and keeps to the same layout and access arrangements with all landscaping, house configurations as the approved application.

3.0 – PROPOSALS

3.01 - The proposal is to partially demolish the Rose and Crown Pub and convert the front Cottage into two dwellings.

3.02 - The remainder of the site is developed for five new detached dwellings.

4.0 - ENVIRONMENTAL FACTORS

4.01 - The existing site has low biodiversity, the public house takes up a large proportion of the site with a hard tarmacadam car park covering much of the space left over. There is plenty of opportunity for biodiversity net gains around the site. There will be net gain in the following areas: The existing hedge in between the Conservative Club which is perceived to be the only possible area for bird nesting on the site currently will be maintained, enhanced and increased in length to provide nesting opportunities for birds. Also the site boundary provides a lot of opportunity for native hedgerow planting. Bat boxes and bird nesting boxes can be incorporated in the design of the houses to create nesting and roost opportunities that currently do not currently exist on the site. The streets are proposed to have trees planted in line with Green Streets guidelines. There are small bushes to the front of the site which will be removed.

4.02- There will be a new landscaping scheme to provide new hedges and trees on the site to enhance the biodiversity of the site.

4.03 - A Phase 1 & 2 forms part of this application.

5.0 - ACCESS AND HIGHWAYS

5.01 - A new private drive is proposed with a refuse vehicle turning head.

5.02 - The properties will have their own driveway and parking arrangements as approved on the Outline Application.

The visibility splays at the junction of Knowl Road meets the requirements set out by the Highway Engineer.

5.03 - The proposed properties will have a designated bin areas and collection point.

6.00 – CONCLUSION

6.01 – The proposals have already been approved in principal and tghe application is to determine the design and appearance of the dwellings and details regarding the scheme.

6.02 - The site is in a sustainable location with public transport and the local amenities into Huddersfield

6.03 - In summary the proposals provide accommodation with good amenities that does not compromise any surrounding properties. We therefore trust that Kirklees Council can support this application as they have previously.