

PLANNING APPLICATION FOR A
DETACHED DORMER BUNGALOW

LAND ADJACENT
6 REINWOOD AVENUE
MARSH
HUDDERSFIELD

ON BEHALF OF
MR SINGH

DESIGN AND ACCESS STATEMENT
DATED: APRIL 2024

SUBMITTED BY NORTHERN DESIGN (OLDHAM)
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1.0 – THE SITE

1.01 – The site is land adjacent 6 Reinwood Avenue.

1.02 - The site is part of the Garden Space of 6 Reinwood Avenue. There is an existing Garage on the site and the level is below the main area of the house.

1.03 - The existing dwelling 6 Reinwood Avenue will have 2No parking spaces provided.

2.0 – SITE PLANNING HISTORY

2.01 – 6 Reinwood Avenue has planning permission for a rear extension which has been implemented.

2.02 - The original outline application submitted 2023/91963 was refused in October 2023.

2.03 - A resubmission of the outline application was approved 2023/91963 for a Bungalow.

3.0 – PROPOSALS

3.01 - The proposals are to fence off part of the area of land associated with 6 Reinwood Avenue to allow the construction of a new dwelling.

3.02 - 6 Reinwood Avenue comprises of a semi detached dwelling with a large Garden Area with associated Garage.

3.03 – New parking to the front of 6 Reinwood Avenue has been provided. Most of the dwellings on Reinwood Avenue have parking to the front or side of the dwelling

3.04 – The Full Planning Application is for a Dormer Bungalow with dormers to serve the En-suite Bathrooms on the East and West Elevations.

The Outline Approval is for a Bungalow.

4.0 - ENVIRONMENTAL FACTORS

4.01 - There are existing mature trees and hedges to the rear of the site which are to remain.

4.02 - The new dwelling will incorporate Bird Boxes to encourage wildlife and any new tree planting and hedges will suit the existing wildlife.

4.03 - The trees to the highway verge will not be affected by the proposals and will screen the dwellings on Reinwood Avenue.

5.0 - ACCESS AND HIGHWAYS

5.01 - The proposal has two parking spaces

5.02 – Access is from an establish existing entrance.

5.03 - The proposed property will have a designated bin area.

6.0 - PLANNING POLICY

6.01 - The development proposals reflect current government guidance and Kirklees Council's policies on creating high quality development and improving design quality of the urban environment. And draws upon guidance within the following documents:

01. National Planning Policy Framework

02. Kirklees Council Core Strategy 2006 – 2026

03. Design & Access Statement (CABE)

6.02 - National Planning Policy Framework (NPPF)

The Government's planning policies are set out within the National Planning Policy Framework (NPPF) (July 2021).

A key driver is the presumption in favour of sustainable development. The NPPF states that the planning system has 3 interdependent key objectives, which when applied in a mutually supportive way, can achieve sustainable development.

The three key objectives are:

- A social objective;
- An economic objective;
- An environmental objective.

7.00 – CONCLUSION

6.01 – The proposed dwelling is on a garden area that infill's between dwellings on Reinwood Avenue.

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

6.03 - The new Full Application is based on the Bungalow approved in the Outline Application

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