

DESIGN AND ACCESS
STATEMENT

FULL APPLICATION FOR RESIDENTIAL
DEVELOPMENT OF 1NO. NEW SINGLE STORY
DWELLING AND ERECTION OF FRONT
DORMERS AND ROOF ALTERATIONS TO FORM
FIRST FLOOR ACCOMMODATION ,
INSTALLATION OF SOLAR PANELS, AND
INTERNAL ALTERATIONS TO ORIGINAL
DWELLING

AT 88 SHIRLEY ROAD, GOMERSAL,
BD19 4ND

MARK HELLEWELL
88 SHIRLEY ROAD
LITTLE GOMERSAL
BD19 4ND

USE

The existing use of the application area is a 130m² true bungalow that forms my residential family home. The house is situated on 0.23 acres. There was no previous use to this site other than grassed land.

The enclosed application seeks full approval for a residential development next to 88 Shirley Road and amendments the existing bungalow known as 88 Shirley Road.

The land is already deemed suitable for residential use.

There are many local transport links near the site which in turn lead to surrounding areas of employment and recreation.

Existing access for emergency and service vehicles will be unaffected by the new proposals.

Sited next to existing developments means with the addition of this development other units will be offered to the area adding to its sustainability in line with current policy.

The site lies within a long established area of housing.

AMOUNT

The current house is sited on a large piece of land relative to other properties in the vicinity. The current property benefits from an approved planning application 2022/62/93774/E for very similar alterations as shown in this current planning application, with the changes being to the removal of side dormers, and replacing them with velux type windows, which will allow the new property to face zero overlooking from above. The existing property would benefit from approximately 570m² of overall space, including parking for 5 cars on the driveway, plus available space for 2 in the garage.

The new proposed property would be a 2 bedroom accessible bungalow, that is a massively sought after property within the local area. This would sit on approx 280m² of land including parking for 2no. vehicles.

The amenity space created will be well maintained and simply landscaped and made safe with boundary fencing.

Although this proposal will not provide permanent employment opportunities it will provide temporary employment during the construction process.

The bungalow would offer 80m² internal space which would allow comfort to the habitants, with a good size amenity area,

LAYOUT

The original property is a 4 bedroomed true bungalow, of approximately 135m² internal space.

With the alterations to the bungalow, it could be classed as a 5 bedroom dormer type bungalow, with 2 large bedrooms to the ground floor, one with large ensuite, and a ground floor shower room. 3 double bedrooms would be in the roofspace along with a family bathroom, and other associated storage areas.

Only 1 room that is currently used as a bedroom would face on to the area where the new dwelling would be sited and as such, this will form one of the new first floor bedrooms. This room would be turned into a non-habitable room, and would be used as a home office, study for myself.

To protect the visual amenity of the original dwelling, several windows facing onto the new dwelling will have the clear glazing replaced to opaque glazing.

The new proposed dwelling would be a true bungalow, with an internal area of approximately 80m² that will incorporate an open plan living / kitchen area, a large accessible bathroom, and 2 spacious bedrooms that can incorporate double beds.

The bungalow has been designed to be accessible as there has been a heavy focus from Planning Committee members that this is a house type that is massively needed in this area. I have personally spoken on several of these Committee's over the past couple of years, and I can reference the times and dates these were mentioned (youtube live feeds), and I would ask that this is given sufficient weight as a material consideration when determining the application.

One particular example is 2022/91228 decided at Committee where members discussed the need for bungalows at length. 1 hour 06 minutes into this August 4th 2022 Heavy Woolen Committee, but developers weren't bothered about building them due to profits.

Another example is was in relation to 2021/92216 - specifically Cllr Andrew Pinnocks comments around 24 minutes in on the below video of the Committee hearing.

<https://www.youtube.com/live/f4Wc86zUQFw?si=p-CXBEXAL3kPsObr>

LANDSCAPE INCLUDING TREE INFORMATION

Parking and any path areas will be hard landscaped in nature and sealed, surfaced and drained, self-draining paving could be used to aid surface water runoff from the site. Soft landscaping comprising grassed and planted areas will provide the remainder. Careful choice of shrub planting will ensure a low maintenance garden to avoid areas becoming overgrown and unsightly.

Ultimately due to its size and species as a Sycamore tree with TPO reference Located in the North East of the site would be removed, and replaced with a Heavy Standard Acer Rebrum 'Redpointe' Tree.



It is odd that the Sycamore Tree has a TPO on it, given that Sycamore Trees are classed as a non-indigenous invasive species, that can cause damage to properties when located within 17m from a property, however the loss of a long standing tree is something that we have considered as part of this application, and in mitigation we would look to replace this with a smaller, less invasive, species with a much better root system for planting closer to residential properties.

Given the tree will be removed, we have not deemed it appropriate to instruct an arboricultural report.

ACCESS

The existing properties parking will remain unaffected, however the new proposed dwelling would benefit from 2no. Parking spaces, and associated bin stores. This would be off the single track area of Shirley Road. Site lines are over 47m in both directions.

NEIGHBOUR CONSULTATION

I have spoke with neighbours regarding the amendment and new dwelling, and asked if anyone has had any concerns, and we haven't had any negative feedback from anyone.

CLIMATE CHANGE CONSIDERATIONS

It is proposed that both properties will incorporate a minimum of 4kW solar systems. Depending on SAP Calculations this may be powerful enough to mitigate the need for the new property to run without needing Mains Gas. That combined with the 2022 Part L upgraded legislation will be an incredibly energy efficient home.

The existing property will also be heavily insulated to the roof space, which in turn will massively increase its Part L compliance, and EPC grade.

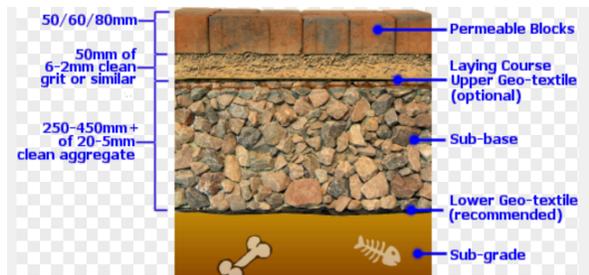
The new property will benefit from a 7.2kW charge point for Electric Vehicles. The existing property does already have a 7.2kW charge point. This will most likely be a Vorsprung Voltrider, with intelligent app connectivity.



DRAINAGE

160mm Combined Drain shown on Drainage information page, however due to its proximity to other dwellings, a soak away would not be viable. We would keep the surface water and foul water separate until the final chamber.

Drive to be block paved with a permeable sub base.



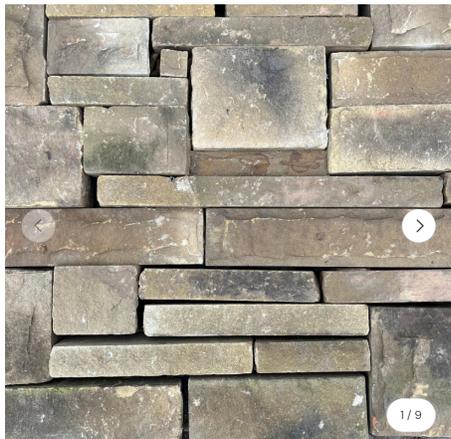
APPEARANCE

The existing property is constructed with Sneck and Jump stone for the external walls, with white uPVC / Aluminum windows. White uPVC fascias, with uPVC rainwater goods. The roofing material is a Marley Modern type flat roof tile. The surrounding areas incorporate grey and red tiles.

The amendments to the existing property would see the introduction of velux roof lights, into a very similar roof, with the incorporation of front dormers, clad in a suitable material.

The new property would see a very similar Sneck and Jump natural stone to the existing dwelling (locally sourced) to the front and rear elevation, Natural Stone quoins, with a K-Rend type render system to the sides with a gray / natural colour.

Sneck and Jump Stone: -



Reclaimed Sneck and Jump Bl
- Per SQM

£120.00 Inc. VAT £100.00

Tax included [Shipping](#) calculated at checkout.

● In stock

- 1 + Add to cart

✓ Pickup available at **Reclaimed Brick Comp**
Usually ready in 24 hours

[View store information](#)

Delivery & Shipping

Product Sample

Render : -



Roof Tiles: -

Marley Modern Roof Tiles (or similar)



Solar Panels: -



SELF BUILD CONSIDERATION

We are designing to build the new dwelling to retain for a family member, and as such will undertake it as a self build for them. As Kirklees Council has failed to meet its self builder supply of permissions, we would ask that this is given full weight as a material consideration. Failure to meet the demand of suitable permissions was deemed by the Ministry of Housing, Communities & Local Government.

BIO-DIVERSITY NET GAIN EXEMPTION

Small-scale self-build and custom build development of no more than 9 dwellings and on a site which has an area no larger than 0.5 hectares is exempt from BNG.

<https://www.local.gov.uk/pas/environment/biodiversity-net-gain-local-authorities/biodiversity-net-gain-faqs-frequently-asked#:~:text=Does%20BNG%20apply%20to%20smaller,on%20the%20Biodiversity%20Metric%20webpage.>

FALL BACK POSITION

The authority will acknowledge that the house has full permitted development rights, and as such, an extension of very similar size could easily be achieved, as long as it was kept 2 meters from the boundary, a slightly reduced height of 4m would apply, rather than the close to 4.4m as shown on new build plan (easily achieved by reducing the pitch slightly), however it would be noted that the building would need to be stepped back slightly as not to be forward of the principal elevation.

OR

An out building separated from the existing house could be achieved with a maximum roof height of 4m but of similar dimensions, so long it is set 2m away from the boundary. Or it could be set closer to the boundary, with a flat roof, so long as it is a maximum of 3m in height.

The authority will also note that buildings would also be on less than 50% of the available land also.

With this in mind, and confirmed presence of permitted development rights, the fall back position is indeed there, and should be given sufficient weight as a fall back position, rather than a “theoretical” fall back position.

Coal Mining Risk Assessment

The CMRA undertaken by Rogers Geotechnical Ref C4361/24/E/6670 dated 14.05.2024 by Rob Palmer - MSc, FGS, ACIEH shows that there are 2 potential coal seams located under the site location. These are noted to be around the wider area also.

I can confirm the acceptance that a Phase 2 intrusive investigation will be needed with the potential for gas monitoring, and we are happy to accept this by way of condition.