DESIGN AND ACCESS STATEMENT

Dated: 28th January 2024

Applicant:	Mr & Mrs Paul Mellor
Proposed Development:	Outline application for the erection of a single dwelling and Annex Building
Site Address:	42 Church Lane, Thornhill, Dewsbury WF12 0JZ

Contents:

1 Introduction
2 Proposal
3 Purpose of Development
4 Site Description
5 Planning Policy Context
6 Design Principles
7 Design Process
8 Consultation
9 Main Aspects of Design
- Use
- Amount
- Layout
- Scale
- Appearance
- Amenity Space

10 Access

1 Introduction

1.1 This Statement has been prepared and submitted as a requirement of Section 62 of the 1990 Town and Country Planning Act as amended by Section 42 of the 2004 Planning and Compulsory Purchase Act.

1.2 It has been prepared in accordance with "Guidance on the Requirements of Validation" March 2010 published by the Department for Communities and Local Government and incorporates the overarching principles set out in the National Planning Policy Framework (as amended 2019)

1.3 It must be read in conjunction with the full planning application. documents and drawings. Any illustrations within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text.

2 Proposal

2.1 Outline Planning Consent is sought for the following:

- **Erection of a single detached dwelling and Annex Building for Elderly Parents**
- **Means of access (the site has an existing access)**
- **Siting**

3 Purpose of Development

3.1 The proposal is to deliver a new home to current Building Regulations Standards, with the addition of an annex building for elderly parents.
The existing dwelling with damp, fungal problems, out of date electrical and heating, no thermal insulation, defective walls and roof among other issues will be removed.

4 Site Description

4.1 The site lies within the development limits of Thornhill. It comprises 607sqm of land. It is bounded on three sides north, west, and south by large suburban housing. The site has no allocation on the new Kirklees Local Plan.

4.2 The site has a frontage to Church Lane.

4.3 The site lies approximately 5 minutes' walk to Thornhill local shops and services, 0.7 of a mile, 15minute walk, 3minutes drive to Local Mullaco Supermarket and services. 2.4miles from Dewsbury Town Centre and 6.7miles from Wakefield Town Centre. Both centres contain a full range of local services. A regular bus service operates along the B6117 giving direct access to both centres. The nearest bus stop lies 10meters from the site.
Regular bus and train services operate from Dewsbury to Leeds and Huddersfield.

4.4 There is no recent planning history for the site.

4.5 Site Details

Post Code: WF12 0JZ.

Grid Reference: Easting: 425450 Northing: 418654

5 Planning Policy Context

5.1 Consideration has been given to national, regional, and local planning policy & guidance in the preparation of our development proposal.

6 Design Principles

6.1 Design has been influenced by the following: -

- Our client's brief to design family dwelling and annex building for elderly parents compliant with current building regulations.

7 Design Process – Our approach and methodology

7.1 Our appraisal was undertaken in three stages. These are outlined as follows: -

Stage 1: Initial Assessment

7.2 This was undertaken as a first step to formulate a clear understanding of the site. It involved desk top surveys, information gathering, mapping the client's ownership and an initial site visit. It included an initial assessment of policies in the local development plan, and an assessment of local supplementary guidance. Stage 1 helped identify potential site constraints and helped formulate our design principles for the site, as well as our initial development brief.

Stage 2: Site Survey

7.3 On completion of our clients brief a more detailed site survey was carried out to enable an accurate proposal to be put together.

Stage 3 Design

7.4 An existing block plan, proposed block plan and location plan were prepared, See drawing.
P01 existing block plan
P02 proposed block plan
P03 location plan

8 Consultation

8.1 There has been no pre-applications discussions regarding this site. There is no recent planning history for this site.

9 Main Aspects of Design

Use

9.1 A single detached private dwelling house for a family and Annex Building for elderly parents (C3).

Amount

9.2 The new dwelling will be two-storey and will have an approximate footprint of 174sq.m and an estimated internal floor area of 280sq.m catering for a larger family. The Annex Building will have an approximate footprint of 52sq.m and an estimated internal floor area of 42sq.m.

Layout

9.3 The proposed new dwelling will be sited between Hillcrest and The Woodlands, set in line with Church Lane Building Line.
The Annex Building will be sited to the rear of the site.
The dwelling will use the existing access.

Scale

9.4 The new dwelling will be of a similar size and scale to surrounding residential properties.

Appearance

9.5 Its detail design and appearance will be subject to a future reserved matters application.

Amenity Space

9.6 The property will benefit from both a front and rear garden. The rear garden will provide an enclosed private amenity area.

10 Access

Vehicular access & parking

10.1 The site will be served by an existing access from Church Lane.

10.2 It will be served by 3 car parking spaces, two to the side and one to the front.

10.3 An electric vehicle charging point will be provided for two cars.

Waste Disposal

10.4 Wheelie bins will be stored in a purpose-built enclosure and moved to the collection point at the entrance of Church Lane on collection day.

Pedestrian access

10.5 There is no separate pedestrian access to the site, access will be through the existing vehicle access.

Footpaths

10.6 Other than Church Lane there are no other Public Rights of Way within or adjacent to the site.

Access for people with mobility issues

10.7 Level access can be provided to ensure the property can achieve a minimum of Part M4 (1) of the Building Regulations.

Designing out crime

10.8 Any recommendations from the crime prevention officer will be incorporated into our reserved matters application.