

NEW GARAGE & CHANGE OF USE

CROSS GABLES
BIERLEY MARSH
BRADFORD
BD4 6PL

Design Statement
October 2024 Rev1



1. INTRODUCTION

1

1.1 Introduction

This Design Statement has been prepared by nj-Architects and is in support of the Full Planning Application for the construction of a oak framed garage, within land forming a Change of Use to the domestic curtilage of Cross Gables, Bierley Marsh, East Bierley, Bradford. BD4 6PL

The purpose of this Design Statement is to outline the proposal and illustrate how the development will benefit the existing property whilst sensitive to the character of the area and privacy of the neighbouring buildings.

This Statement should be read in conjunction with the drawings and other relevant information, which has been submitted in support of the Planning Application

1.2 Site

The application site comprises of a detached dwelling located within East Bierley, on the edge of the Conservation Area.

The application site is set off Bierley Marsh, an unadopted road. The street is horseshoe shaped with both ends forming junctions with South View Road (C544). There are a handful of dwellings set to the outside of Bierley Marsh. The dwellings are all detached but vary in style and design.

The existing property is a large detached dwelling under a tile roof. It is located within private grounds and forms part of an established residential cluster around Bierley Marsh.

To the west (front) of the property is a paved parking area and mature garden with walling and gates to the access road. To the north and east (side & rear) of the property is a garden area. The garden is enclosed with stone walling and timber fencing. The open land of an old Nursery is directly to the north. A portion of this land is proposed to be added to the curtilage of cross Gables to enlarge the garden and allow the construction of a garage building.

The owners seek to extend the property to provide garaging for the family cars and additional storage.



Cross Gables.

2.PROPOSAL

2

2.1 Proposal

The application is seeking permission for the change of use of land to form a domestic garden and the erection of a detached garage.

The vehicular access to Bierley Marsh remains as existing.

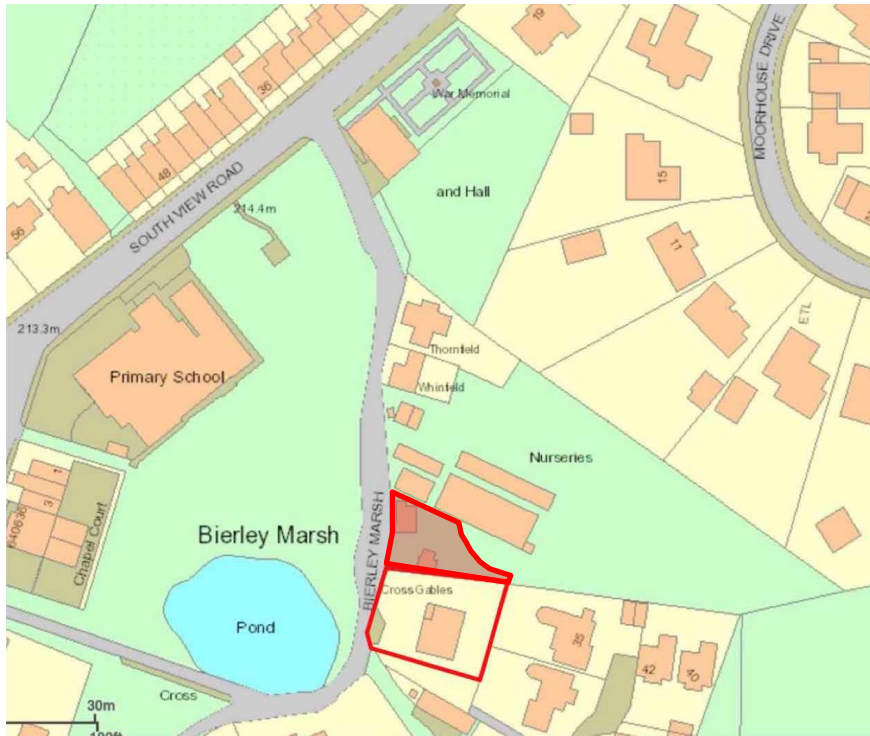
The change of use element includes 296m² of land currently set in the adjacent field. For reference, the adjacent field is 3,532m² (0.35ha) overall in size. The land proposed for the change of use is a small portion of the larger site abutting the current northern boundary of Cross Gables. This land would be used to extend the current garden associated with the property, and for the construction of a detached garage.

The garage would be 9m long and 6m wide. The garage would have a pitched roof with a maximum height of 5.55m, with the eaves at a height of 2.3m. The garage would be oak framed and timber boarded, with a pantile roof to match the house.

Whilst the garage is to the front side of the existing dwelling, it would not be incongruous in the street scene, which has a number of buildings of different ages and types with a varied and eclectic relationship to Bierley Marsh. The garage is positioned with its gable to the lane, to limit its visual impact.

The garage is also located on the site of the old Nursery, which had a number of commercial buildings located close to Bierley Marsh – see plan illustration opposite.

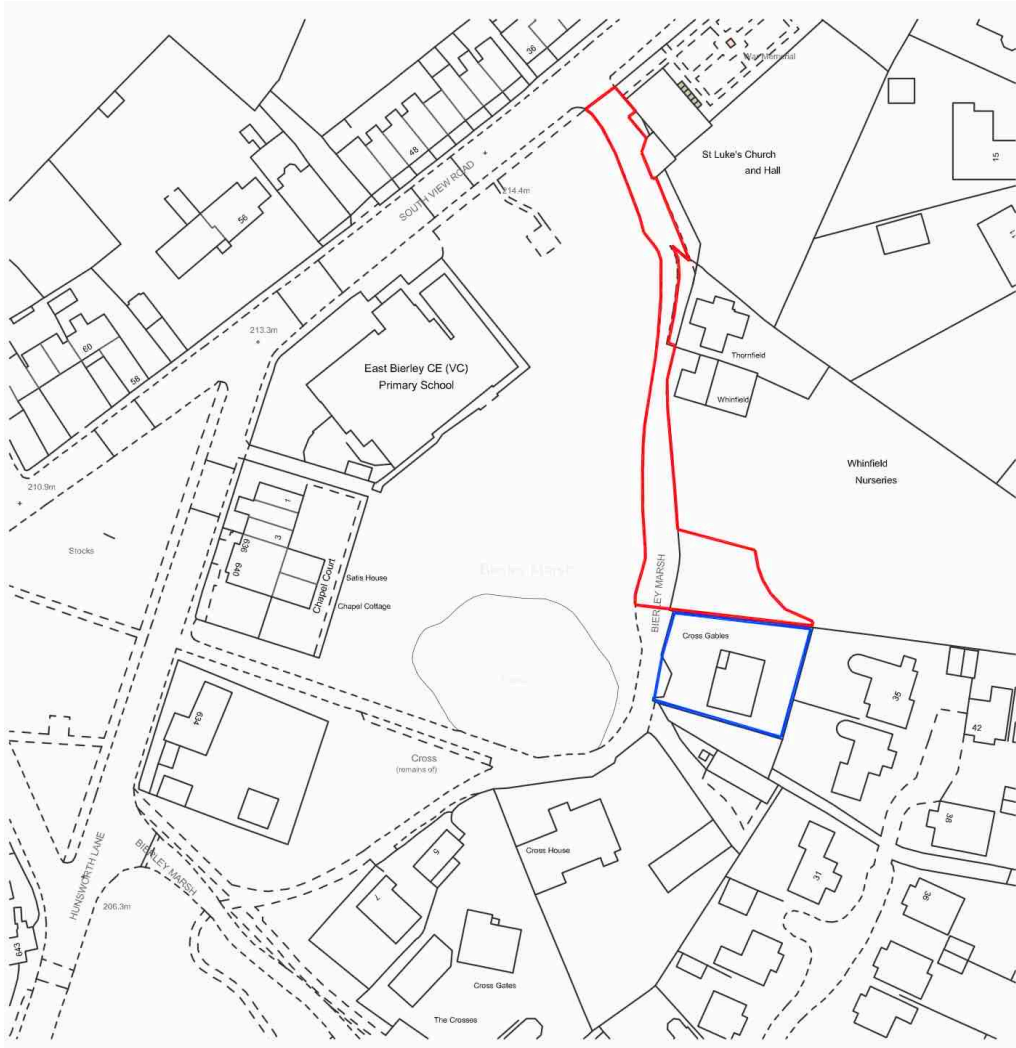
The new garage will complement the appearance of the existing dwelling because of its location, size and design. The extension will be subordinate to the building, will use similar materials and will reflect the pitched roof and gable forms of the existing dwelling to further integrate it within the overall composition.



Plan indicating the site in relation to the ex-Nursery. Note red line indicates ownership – not a town planning reference.

3.PLANNING

3



3.1 Planning

PLANNING HISTORY

Application No: 2009/62/92105/E1

Erection of two storey extension GRANTED

Application No: 2020/62/90209/E

Erection of a side and rear extension GRANTED

RELEVANT POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is unallocated on the Kirklees Local Plan (2019).

Kirklees Local Plan (LP):

- LP 1 – Achieving sustainable development
- LP 2 – Place shaping
- LP 21 – Highway safety and access
- LP 22 – Parking
- LP 24 – Design
- LP30 – Biodiversity and geodiversity
- House Extensions and Alterations SPD 2021

National Policies and Guidance:

National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) 2019, the Planning Practice Guidance Suite (PPGS) 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance and is a material consideration in determining applications.

- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land

PRINCIPAL PLANNING ISSUES

- Principle of development
- Impact on visual amenity (including any heritage considerations)
- Impact on residential amenity
- Impact on highway safety
- Other matters – e.g. trees/ecology.

3.PLANNING

4

3.2 Setting

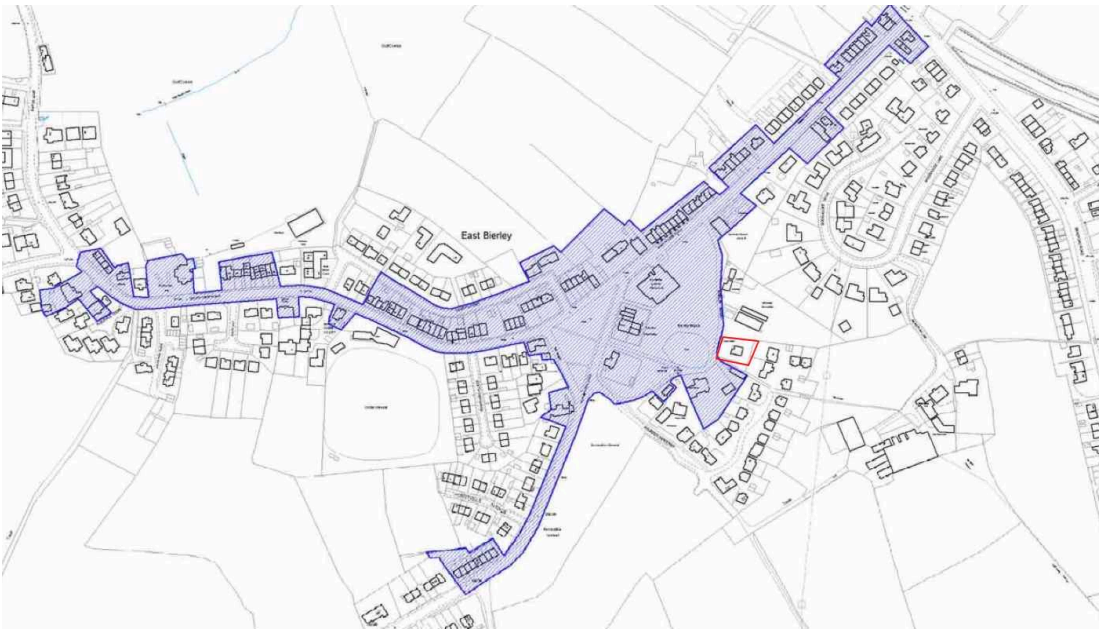
East Bierley is a rural village which is surrounded by picturesque countryside. The village contains a village green at its centre in which are sited ancient stocks. The green spaces in the village emphasise the rural location of the village and allow views Southwest over the surrounding countryside.

The street layouts in the Conservation Area are characterised by the stone built terraced properties with pitched stone slate roofs which are interspersed by stone detached dwellings. The scale and the difference in building heights also add to the character and create a varied streetscape.

3.3 Site Description

Cross Gables is a two-storey detached property in East Bierley. It is constructed in render to its principal walling and is designed with gabled and dormer roof forms which are finished in red rosemary roof tiles. The dwelling benefits from an internal garage which was part of an extension constructed in 2009/10. There is a driveway and garden located to the front and garden to the side and rear. There is a side and rear contemporary extension constructed in 2022.

The site is located adjacent to the Conservation Area, in a small residential group with the majority of the neighbouring properties being of a more estate-like design. The neighbouring property to the south is listed but is buffered from Cross Gables by an unlisted single storey outbuilding which extends across the southern boundary. To the west is the open aspect of Bierley Marsh.



Conservation Area Plan indicating Site Location

3.PLANNING

5

3.4 Principal Of Development

The site is unallocated in the Kirklees Local Plan. The application site is located within a settlement boundary and relates to extending a dwelling via a detached garage on unallocated land. As such, this is generally considered acceptable in regard to the principle of development.

3.5 Impact on Visual Amenity

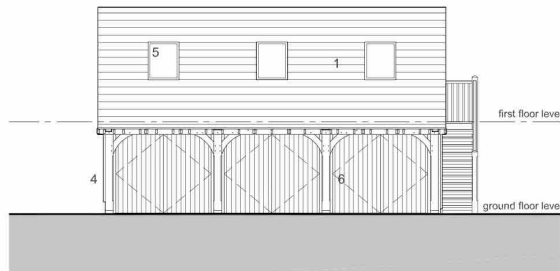
Policy LP24 of the Kirklees Local Plan, consistent with chapter 12 of the NPPF, states, inter alia, that the form, scale, layout and details of all development respects and enhances the character of the townscape. The adopted Kirklees House Extensions and Alterations Supplementary Planning Document (SPD) states that:

‘Outbuildings should normally:

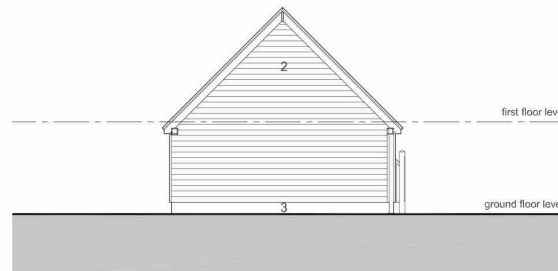
- be subservient in footprint and scale to the original building and its garden taking into account other extensions and existing outbuildings;
- be set back behind the building line of the original building so that they do not impact on the street scene; and
- preserve a reasonable private amenity space appropriate to the potential number of occupants of the house and follow a general principle that no more than 50% of garden space should be lost.’

The proposed garage is of a modest size which is clearly subservient in footprint and scale to the host dwelling and its garden including the proposed garden extension. The garage is set to the side of the house and whilst not behind the building line of the original building it has a limited impact on the street scene. It also replaces to some degree the now demolished buildings which formed part of the Nursery.

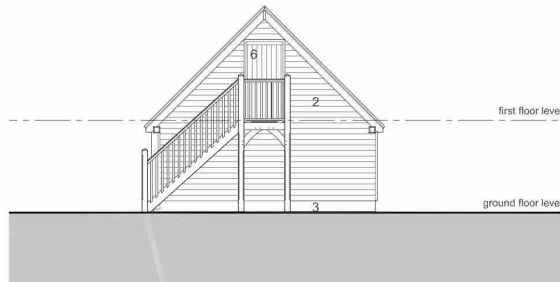
The garage would maintain a suitable amount of private amenity space and follows the general principle that no more than 50% of garden space should be lost. The design is also of a high quality, matching the host property whilst using natural oak boarding, rosemary roof tiles brick/stone base to create visual interest. Given this, the garage is considered acceptable with regard to visual amenity.



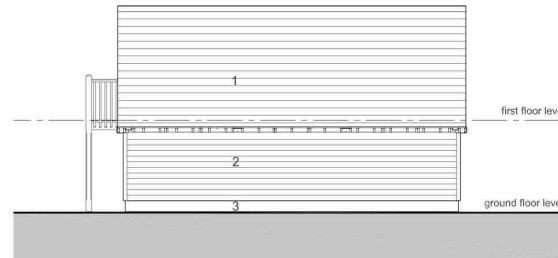
front elevation



side elevation



side elevation



rear elevation

3.PLANNING

6

3.5 Impact on Visual Amenity

The proposed change of use of land to form a garden extension would have limited impact on the visual amenity of the area. It would see a mere 296m² of the adjacent field of 3,532m² developed into a domestic garden. The remainder 3,236m² represents 88% of the land which would be retained.

The size of the proposed garden extension is modest with the proposed curtilage size according with that established within the area. The garden extension therefore accords with Local Plan policy LP24 also with regard to residential amenity.

The proposed development is considered to accord with Local Plan policy LP24, Chapter 12 of the NPPF and the adopted Kirklees House Extensions and Alterations SPD with regard to visual amenity.

3.6 Impact on Residential Amenity

Policy LP24 of the Kirklees Local Plan require of developments to 'ensure a good standard of amenity for future occupants and neighbouring occupiers, as well as a minimising of the impact on residential amenity of future and neighbouring occupiers.' The Kirklees House Extensions and Alterations SPD supports this.

The proposed garden extension sees the use of land changed to the north of the site. Changing this land causes no material harm on the amenity of other dwellings. Stone walling as the boundary treatment to the western and northern side of the garden extension would present a continuation of that already existing.

The proposed garage, by virtue of it being a garage, would not cause any overlooking to any neighbours or loss of privacy. It would also not cause any overshadowing or appear overbearing.

The proposal is therefore considered to accord with Local Plan policy LP24 and the Kirklees House Extensions and Alterations SPD with regard to residential amenity.



Proposed Site Plan.

3. PLANNING

7



Aerial photograph illustrating the redundant nursery which has now been demolished.

3.7 Impact on Highway Safety

The proposed development sees the formation of an extended driveway with additional off-street parking and turning, as required for the owner's family. The creation of additional off street parking spaces and internal turning on this tight lane, is supported by Local Plan policy LP21 and LP22 as well as the Highways Design Guide SPD. This will alleviate demand for on street parking in the area, where it is significantly limited.

The extended wall to the site frontage has no impact on the existing access or visibility splay. Therefore, the scheme is considered acceptable with regard to highway safety.

3.8 Biodiversity

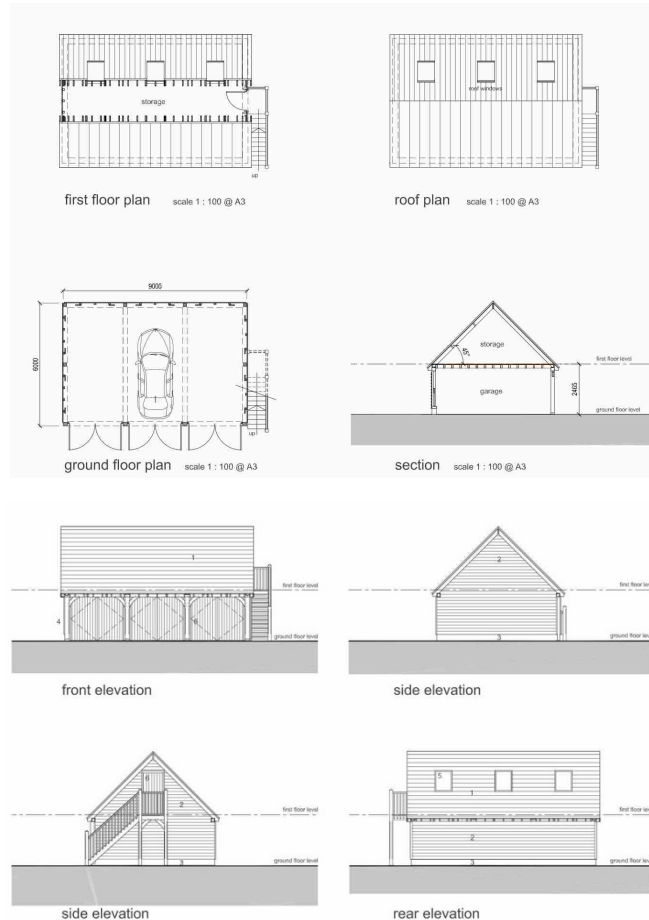
The proposed garden extension does not have ecological impacts.

The adjacent field was a former plant growing nursery. It is now overgrown and contains rubble, commercial waste and litter within in. It does not have any biodiversity related constraints on the Council's GIS mapping. The current ecological value of the land to which the use is changing is therefore very low. The use of the land as domestic garden limits the actual potential harm. No trees are proposed for removal.

There is no material impact with regard to biodiversity, and therefore the scheme accords with Local Plan policy LP30 and Chapter 15 of the NPPF.

4.DESIGN

8



4.1 Use

The proposed development is to extend the residential curtilage and construct a garage and parking area. This will create additional off-street parking, turning and storage.

The use will be in keeping with the surrounding area and the scale and massing has been carefully considered to eliminate any overbearing/overlooking issues with the neighbouring properties.

4.2 Amount

The proposal will extend the existing curtilage by 296m². Site access remains as existing and there is sufficient retained private amenity space for the occupants.

4.3 Layout & Scale

The proposed garage is a typical quality building of domestic scale. The proposed low-level nature of the garage, reduces the visual impact to public aspect and the Conservation Area.

The site layout is designed to work with the existing building access and garden.

4.4 Appearance

The proposed garage will use materials which reflect the existing house whilst ensuring a harmonise relationship with neighbouring buildings and the conservation area.

The garage will have rosemary roof tiles to match the existing roof, a red brick plinth, deep overhangs with natural oak timber cladding.

5.CONCLUSION

9

5.1 Conclusion

The NPPF has a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the councils development plan and other material considerations. It is considered that the development would constitute sustainable development and should therefore be approval.



nj-ARCHITECTS

10 Castle Yard Ilkley LS29 9DT

T: 07793 006671

W: www.nj-architects.co.uk

E: info@nj-architects.co.uk

Registered in England No.8068266

RIBA 
Chartered Practice

 Architects
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