

PLANNING STATEMENT

Demolition of existing dwelling and garage and erection of detached dwelling with detached garage

At

Brayside, 71, Coach Road, Cowcliffe

Huddersfield HD2 2NW

1.0 INTRODUCTION

1.1 On 1st February 2024 the Council refused an application for the same proposal under reference 2023/93237.

1.2 4No. reasons were given for the refusal. This revised application has been designed to overcome these reasons such that it is considered that full planning permission should now be granted.

2.0 THE APPLICATION

2.1 The application comprises –

- Application Form and certificates
- This Planning Statement
- Drawings 24 – 033
 - 01 Topographical Survey
 - 02 Survey of Existing Bungalow
 - 04 Proposed Dwelling and Garage
 - 05 Proposed Site Layout
- LP01 Location Plan
- 231178 Bat Report
- 22175/ Ado – Biodiversity Report
- 22167/ AJB – Arboricultural Report
- Climate change Statement

3.0 THE PROPOSALS

3.1 The most significant change to the proposals compared with those previously refused is the relocation of the proposed garage at the south-eastern corner of the site.

3.2 As such, there will be no development within 15 metres of the adjoining trees within the ancient woodland beyond the western site boundary.

3.3 The relocation of the new garage to the south-eastern corner of the site will enable the retention and extension of the existing lawn by virtue of the removal of the existing garage adjacent to the boundaries with Nos.8 and 9 Fixby Park Drive.

3.4 The grass roof to the new garage rather than the tiled roof as previously proposed will enhance biodiversity.

3.5 Various changes have been made to the fenestration of the new dwelling to ensure that the amenity of neighbours is respected.

4.0 ASSESSMENT4.1 As noted, the previous application was refused for 4 reasons. I address each in turn.

5.0 General Visual Impact

5.1 The wider area generally comprises a variety of houses and bungalows of various materials but generally brick and/or render finish dating probably from the 1960's. However, more recent development at 49, North Cross Road immediately across Coach Road and on the north side of North Cross Road opposite the junction with Coach Road comprises substantial 2-storey houses of natural stone walling with grey tiles. That is the immediate local context into which the new dwelling will be introduced.

5.2 On the other hand, the dormer bungalow presently on the application site is in marked contrast with its brown brick walling.

5.3 It is considered appropriate that the walling materials for the new dwelling should be local natural stone, to fit in with the predominant immediate local context.

5.4 Drawing 2024/033/04 shows the proposed elevations with, hatched red, the profile of the existing bungalow. It will be noted that the proposed ridge height is approximately one metre higher than that of the existing. The lower ground floor proposed is merely largely making use of the undercroft.

5.5 Reference is made in the refusal notice to extensive hard surfacing but what is proposed for the house and terrace is little more than what currently exists.

5.6 The large 2-storey detached house at 49 North Cross Road with its prominent conservatory forms an imposing feature as seen from the public bridleway that is Coach Road. The house now proposed will complement that when approaching along the bridleway from the south-east giving a clearly defined edge to this part of built-up Huddersfield.

5.7 Principle 2 of the Kirklees Housebuilders Design Guide Supplementary Planning Document requires that:

“New residential development proposals will be expected to respect and enhance the local character of the area by:

- **Taking cues from the character of the built and the natural environment within the locality.**
- **Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details.**
- **Illustrating how landscape opportunities have been used and promote a responsive, appropriate approach to the local context”**

5.8 It is considered that the proposals now put forward successfully achieve those aims, removing a non-descript brick bungalow and replacing it with a contextually appropriate property.

6.0 Impact on Neighbours

Concern is stated in the second and third reasons for refusal of the earlier application about the impact on the amenity and outlook of Nos. 8 and 9 Fixby Park Drive.

6.1 So far as 8 Fixby Park Drive is concerned, the proposal to locate the garage in the south-eastern rather than the south-western corner of the site will remove any visual impact that might have occurred and any disturbance by the coming and going of cars on the adjoining tarmac drive. The existing lawn will remain.

6.2 Furthermore, the removal of the existing garage adjacent to the boundary with 9 Fixby Park Road and the demolition of the existing greenhouse will improve the outlook from No.8.

6.3 So far as 9 Fixby Park Drive is concerned, again the removal of the adjacent garage will improve outlook from the overlooking conservatory.

6.4 There will be no overlooking from the ground floor study windows by virtue of the 2.1-metre-high fence to be erected on the common boundary.

6.5 At first floor level is a secondary bedroom window at Fixby Park Drive, the main window being a dormer overlooking the rear garden. As such there is no justification for any concern about visual impact.

6.6 The new dwelling is to be sited no closer to No.9 than the existing as shown by the hatched outlining on Drawing 24-033-04.

6.7 The visual impact of the slightly increased width and height compared with the existing will be compensated by the improved outlook from No.9 as a result of the removal of the existing garage.

7.0 Impact on Biodiversity and Trees

The earlier application proposed a new garage adjacent to the ancient woodland adjacent to the site's south-western boundary. That proposal has now been dropped; the garage now being proposed in the site's south-eastern corner.

7.1 The submitted site plan (24-033-05) shows a 15-metre radius drawn from the nearest tree within the woodland. It clearly shows that no development is proposed within that buffer zone, thus complying with Natural England and Forestry Commission guidance. As such the health of the woodland is not threatened.

7.2 Forming part of the application are the following reports –

- Bat report prepared by Whitcher Wildlife Ltd. It concludes that there is negligible potential for roosting bats.

- Arboricultural Report by JCA Ltd. It concludes that no construction activities are required within the root protection areas of trees to be retained on, or adjacent to the site.

- Biodiversity Assessment prepared by JCA Ltd. It identifies that there will be no adverse impact on the important woodland to the south-west of the application site.

8.0 CONCLUSION

8.1 It is considered that the revised plans and arguments set out in this statement provide sufficient justification for the Council to take the view that these revised proposals represent a sympathetic replacement of a non-descript bungalow which has due regard to the natural environment and the interests of nearby residents such that permission should be granted.

Malcolm Sizer

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