

OUTLINE PLANNING APPLICATION  
FOR 3 NEW DWELLINGS WITH  
INTEGRAL GARAGING AND  
ASSOCIATED SITE WORKS

LAND AT THE REAR OF  
41 QUARMBY ROAD  
QUARMBY  
HUDDERSFIELD  
HD3 4EA

ON BEHALF OF

JANET KAYE AND STEPHEN KAYE

DESIGN ACCESS STATEMENT AND HERITAGE STATEMENT

DATED: JANUARY 2025

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP  
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## 1.0 – THE SITE

1.01 - The site is situated to the rear (South West) of No.41 Quarmby Road, a semi-detached dwelling (Photograph 1). The application site is the extensive garden to No. 41, which also accommodates a detached converted barn. (See Photograph 2). The site area is outlined in red on Image 1, with No.41 and the Barn within the blue boundary.



Photograph 1 – No. 41 (LHS Semi Detached).



Photograph 2 - The Barn on Site.

1.02 – The site is slopes gradually from No.41 to the rear boundary.

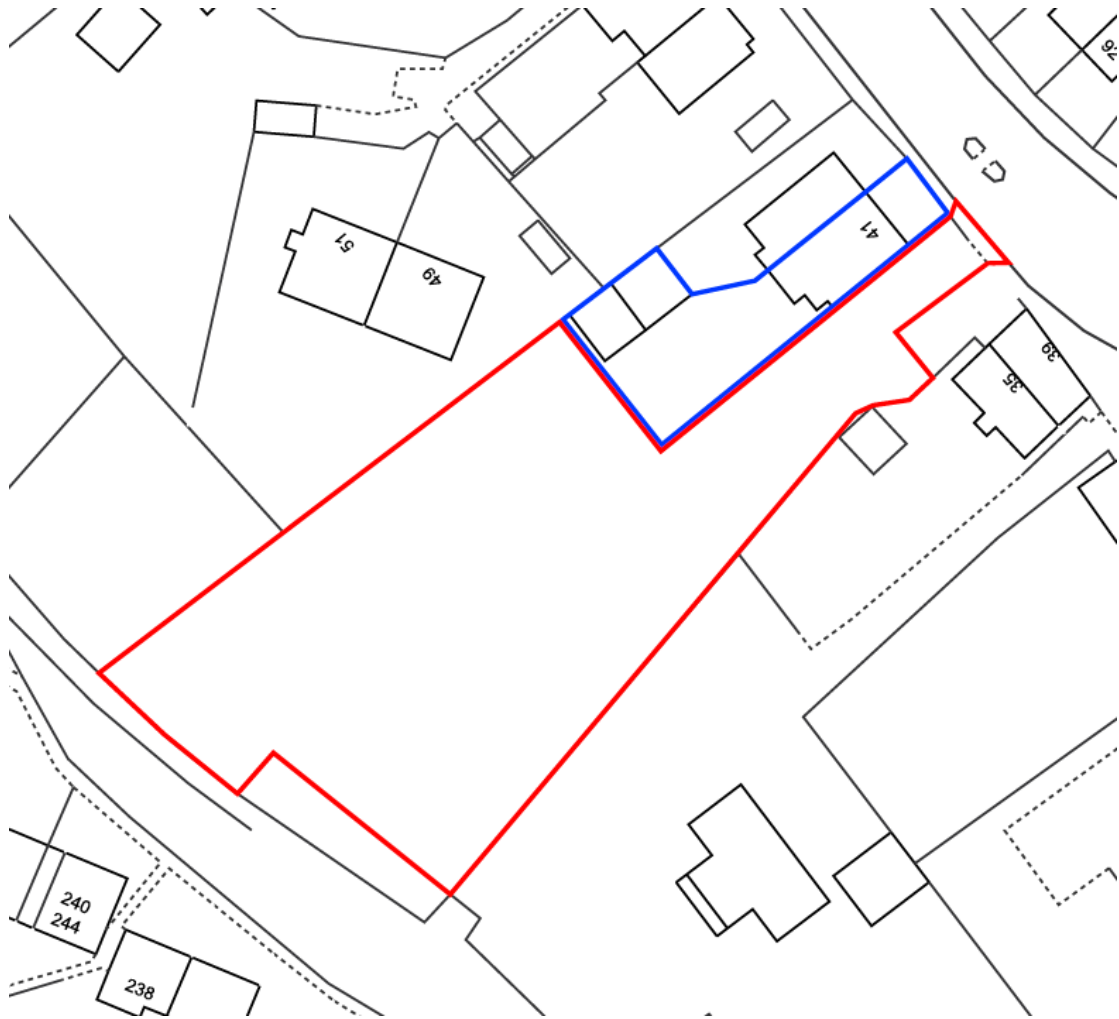


Image 1 – Site Plan – Application site in red, with No.41 and the Barn within the blue boundary.

1.03 – The site is also in a well-established residential area.

## 2.0 – SITE PLANNING HISTORY

2.01 – There is no recent planning history to the application site.

2.02 – There have been recent precedents set in terms of approved dwellings local to the application site. In 2015, permission was granted for one large dwelling to the rear of No. 35 Quarmby Road (2014/92990). Also 4 dwellings were approved to the rear of No. 57 Quarmby Road (2011/92241)

### **3.0 – PROPOSALS**

3.01 - The proposals are to erect three detached dwellings with integral garages in the rear garden to No.41. These properties are likely to have 4 bedroom accommodation.

#### **LAYOUT**

3.02 - The houses have been located to make use of the site orientation and topography. The rear of the properties face South West to make use of the sun and solar gain for renewables.

3.03 - The site arrangement promotes an open layout with spacious gaps between the two properties. The houses benefit from large gardens which assists in retaining an openness to the development.

3.04 – The proposed houses are also set out to allow a turning facility for an emergency vehicle, and suitable driveway parking. This layout also ensures the space about dwelling guidelines are easily achieved.

3.05 – The layout ensures that the existing properties (No.41 and the barn) retain good levels of amenity space.

3.06 – The layout demonstrates that the topography promotes 3 dwellings which are 2 storey to the front (NE) and 3 storeys to the rear (SW).

## **4.0 - POLICY AND SPD GUIDELINES**

4.01 - The site is not within a restricted planning location (e.g Green belt or Conservation Area). The site is in a sustainable location, a short distance from Paddock and Marsh which benefit from a wide range of local amenities. In short the site conforms with both The National Planning Framework and the Kirklees Local Plan.

4.02 - The site layout and houses are designed in line with the Kirklees SPD guidelines. The houses are spaciouly set out, with 'green frontages'.

4.03 - There are no 'space about dwelling' issues the proposed houses are good distances from boundaries. Any neighbouring properties are well in excess of distance guidelines for overlooking or window relationships.

## **5.0 – TREES AND ECOLOGY**

5.01 – The application is accompanied by the appropriate Tree and Ecology Reports. The site plan reflects the requirements to satisfy the 10% Biodiversity Net Gain guidelines.

5.02 – The ecology reports also cover wildlife, birds and bats, with recommendations that can be conditioned.

## **6.0 - HIGHWAYS**

6.01 – The site will benefit from an emergency vehicle turning area, as demonstrated.

6.02 – The properties are likely to be 4 bedroomed. Each dwelling has a driveway with parking for 2 vehicles and a 3.0 x 6.0m internal garage to make 3. There is also a visitor parking space. The site layout also provides 2 parking spaces each for No.41 and the barn, which are two 3 bedroom properties.

6.03 – Each house will have a car charging point.

6.04 – The site entrance/exit benefits from excellent sightlines, see Photographs 3 and 4. 2.4m x 43.0m sightlines can be easily achieved.

6.05 – Each House has a bin store area, and there will be a bin collection point at the front of the site, as indicated on the plan.



Photograph 3 – Visibility Looking NW

6.06 – The shared driveway and turning area will be no steeper than 1 in 12.



Photograph 4 – Visibility Looking East

## **7.0 – CLIMATE CHANGE STATEMENT**

7.01 - In the construction of the houses conditions can be included to cover;

- a). Insulating the property to exceed the current building regulations.
- b). Car charging points will be installed to both properties for electric vehicles.
- c). Install some form of renewable energy to achieve and surpass the SAP and EPC requirements.

7.02 - The houses are in a sustainable location, with amenities including schools, supermarkets, post office, and public houses all within 1/2 mile. The site is close to main bus routes than run along Quarmby Road.

## **8.0 - CONCLUSION**

8.01 - The proposals provide 3 family homes that site comfortably within the site.

8.02 - Due the size of the site, the houses will maintain very good sized gardens and amenity space, leaving a spacious and open appearance.

8.03 - Accompanying tree and ecology reports provide additional justification.

8.04 – The proposals do not impact detrimentally on highways safety.

8.05 - We therefore trust that Kirklees MC can support these proposals and add to the Kirklees housing stock.