

Our ref: hk/O/Svitn/APC/18.12.24

7 February, 2025

Kirklees Council
Planning Development Control
Via Planning Portal

Dear Planning Officers,

Proposed side extension and dormers to form 4No. flats at 54 Warren Street, Savile Town, Dewsbury, WF12 9LX

Planning - Design and Access Statement

We act as planning consultant to MOD Properties who owns the freehold of the above premises.

The subject proposal is to develop an infill two storey side extension at first floor level to create a 1-bedroom flat. Three new 1-bedroom flats will also be created in the loft which will be accessed via a new entrance door at first floor level. The existing external steel staircase access and platform to the first-floor flats will be reused to access the new flats. The extension will be built in matching coursed stone with matching concrete roof tiles

54 Warren Street is a stone-built building with a single storey side extension within a row of terraced properties, providing a shop on the ground floor and flats at first floor level. Currently there are three existing flats at first floor level. There is a newly built three storey mosque directly opposite, with other residential properties to the rear. Front and rear dormers are an existing established feature in Savile Town and indeed upwards extensions historically and presently are permitted throughout Savile Town by Kirklees Council. The photographs below show the application site and the surrounds including the terrace immediately to the west where every dwelling has front dormers.



Application Site – Front Elevation 54 Warren Street



Rear Elevation



Side Elevation



Street View - Warren Street front dormers to adjacent terrace



Street View – Warren Street - 3 storey mosque building directly opposite.



Street View – Warren Street – Upwards extension



Street View – Warren Street – Upwards extensions



Street View – Savile Town South Street – Upward extensions

Planning Policy and Assessment

It is of course the case that the Courts have determined that it is enough that a proposal accords with the Development Plan when considered as a whole. It is not necessary to accord with each and every policy contained within the Development Plan. Indeed, it is not at all unusual for development plan policies to pull in different directions.

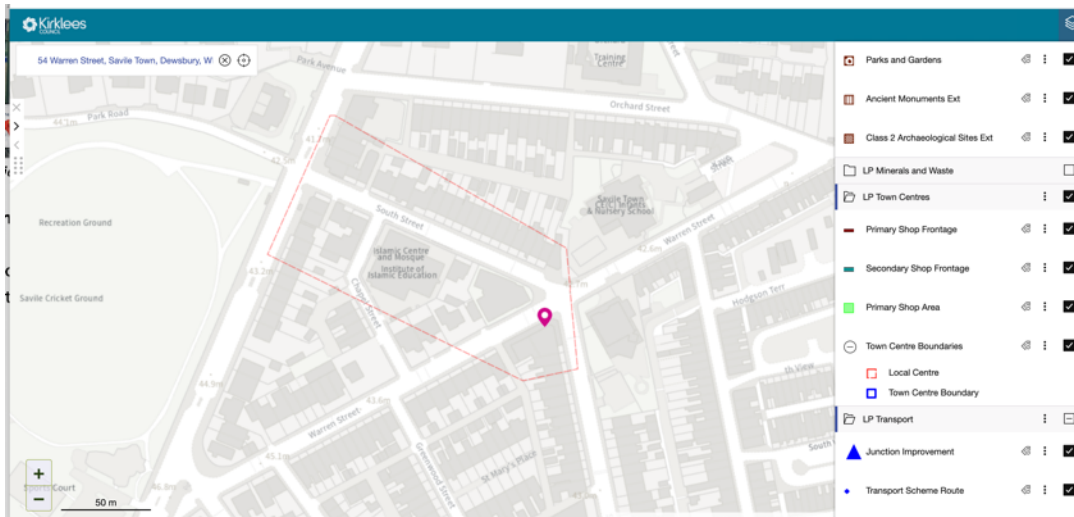
Relevant to this proposal is the National Planning Policy Framework (NPPF) of 20th December 2023 and the adopted Kirklees Local Plan of 27 February 2019. The primary objective of the

NPPF is to allow development that is sustainable to proceed, without delay. A presumption in favour of sustainable development is the basis for every plan and every decision. The NPPF sets out clearly what could make a proposed plan or development unsustainable. Paragraph 7 of the NPPF is clear – ‘The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner’. The NPPF is a material consideration in planning decisions.

Paragraph 11 of the NPPF sets out the foundation upon which planning proposals should be considered with presumption in favour of sustainable development. Local authorities are advised to approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Delivering a sufficient supply of homes is vital to the NPPF. It is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

The adopted development plan in force is the February 2019 Kirklees Local Plan. It comprises the strategy and policies document, allocations and designations document and associated policies map. The subject property is located in the designated Savile Town Local Centre. Such centres provide a mix of use of uses that serve the day-to-day needs of local communities. Local centres by their nature are located in residential areas to serve the shopping and service needs of the local community. As such, the site is located in a sustainable location such that the principle of residential use in this location is already well established.



Adopted Local Plan Proposals Map Extract Savile Town Local Centre

Policy LP1 LP2 and LP7 of the KLP advise that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. The subject proposal is sustainable development which makes good use of urban land (LP7) to deliver residential development. In line with LP3 residential development is provided in a sustainable location in close proximity to a range of transport choices and local services. Dewsbury town centre is indeed within easy walking distance of the application site.

LP15 refers to residential uses in town centres. Whilst the subject property is not in a defined town centre such that LP15 does not strictly apply it is the case that by its nature the character of a defined local centre is that it contains residential uses.

Policy LP20 supports sustainable travel. The site is within easy walking distance of Dewsbury town centre and within 3 minutes' walk to the nearest bus stops on South Street.

LP24 all seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity. Policy LP24 states –

proposals should promote good design by ensuring:

- a) the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;*
- b) they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;*

- c) extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;*
- d) high levels of sustainability, to a degree proportionate to the proposal;*
- e) the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security.*
- f) the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;*
- g) any new open space is accessible, safe, overlooked and strategically located within the site and well-integrated into wider green infrastructure networks;*
- h) development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure.”*

Careful consideration has been given to the design quality of this proposed development in accordance with Local Plan policy LP24 (Design) and the design principles set out in the council’s Housebuilders Design Guide SPD. This includes sensitively respecting and enhancing local character and high standards of residential amenity, such as compliance with national space standards, access to open space, walking and cycling and road connections, materials and detailing, and how the proposal in terms of energy efficiency contributes to the council’s ambition to have net zero carbon emissions by 2038. All habitable rooms have ample access to daylight/sunlight and there is no overlooking. The proposed mixed-use scheme complements the existing urban mixed-use surrounds.

LP22 relates to parking. There is no off-street parking provision in this defined local centre. However, the proximity of bus stops and transport links is within a reasonable walking distance of Dewsbury Town Centre. Whilst it would normally be preferable to provide parking, on balance, the addition of 4 one-bedroom flats is considered not to significantly increase the potential for harm in terms of highway safety and, as such, it complies with Policy LP22 of the KLP.

The principle of residential development is acceptable in this location and the proposed scheme broadly complies with the aims and objectives of the adopted KLP and national planning guidance. There is no harm to residential amenity or to highways safety and we commend this application for your approval.

Yours sincerely,

HARIS KASUJI BA MA MRTPI