Design and Access Statement

RE Land ADJ, CLOS DE L EGLISE, LIDGETT LANE, SKELMANTHORPE, HUDDERSFIELD, HD8 9AQ

1. The Site

The site is in the residential area Skelmanthorpe in Kirklees. Access to the site is from Cumberworth Road with the current dwelling having off road parking for two vehicles off Lidgett Lane. The current site is land Adjacent Clos De Leglise and is used as a additional parking area for the existing dwelling with the remaining space left as hard landscaping and enclosed by perimeter hedging. The surrounding dwellings are typically two storeys in scale, constructed with of stone with pitched roofs.

The site currently has outline planning permission for 1 dwelling application number 022/60/94012/E

2. The Proposal

The proposal is to develop the site to the side of the existing dwelling to provide 1No. Small dwelling in the residential area.

The proposal is for 1 x 2 bedroom dwellings. The house is 97m2 which complies with the national standards for a 2 bedroom, 3 person, 2 storey dwelling.

The proposed house is a corner plot and is set back from both roads. The proposal follows the building line of number 2 Cumberworth Road and 1 Lidgett Lane.

The proposed dwelling has a private garden equalling 80m2 and has 2 parking spaces with a turning area in order to leave the site forwards.

3. Flooding & Drainage issues

There are no flooding issues that we are aware of regarding this development. The site is not within a flood zone as marked on the Environment Agency flood maps. The existing drainage system will be designed to suit the local drainage authority requirements.

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4. Trees

There are no trees on the site. The existing conifer hedge row will be removed and a 5m hedge row will be planted in the rear garden.

5. Highways, Parking & Access

The existing road is a residential street with existing access off Cumberworth Road and Lidgett Lane. The existing dwelling will use the existing access off Lidgett Lane and allows for 2 parking spaces. The proposed dwelling will use the existing access off Cumberworth Road and allow for 2 parking spaces with a turning area in order to leave the site forwards.

6. Heritage Assets

The property is not within a conservation area

7. Impact

This development is proposed to meet the needs of local housing requirements and should have little impact on the existing residential area. Materials have been chosen to reflect the adjacent existing dwelling.

8. Conclusion

This development is proposed to meet the needs of local housing requirements and should have little impact on the existing residential area. The site lies within the established residential core of the village and accordingly, it is not considered that the proposal requires any further justification in land use terms.

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