

Supporting Planning Statement and Design and Access Statement

Proposal for a new detached house and garage on previously developed site.

The following report accompanies a planning application submitted to Kirklees Metropolitan Council (24th March 2025). Its structure is based upon 'Design and access statements – how to write, read and use them'. CABE

Executive Summary

This statement is in support of the application for 2 Vernon Close, Edgerton, Huddersfield HD1 5QE.

Planning History

2003/90462 – Erection of detached dwelling with detached double garage with workshop and store-room. Refused and appeal dismissed.

2003/93518 – Erection of detached dwelling and detached triple garage. Approved

2022/20131 – Pre-planning application discussion.

The proposed development is considered to be an attractive modern dwelling appropriate to its setting, which will protect visual amenity and wildlife value as required by policy. In addition, the scheme provides a building which will embody the requirements within the Sikh faith.

Planning Policy

Relevant planning policies and guides that have been given consideration during the design, include:

Kirklees Local Plan

- Policy LP24(a) and (b) – 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;

Housebuilder Design Guide SPD

Principles

- 2 - 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 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.

- 6 - Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.
- 14 - The design of windows and doors is expected to relate well to the street frontage and neighbouring properties and reflect local character in style and materials. Innovation for energy efficiency is encouraged, particularly for maximising solar gain to allow for passive solar construction.
- 15 - The design of the roofline should relate well to the site context, including topography, views, heights of buildings and the roof types. Consideration should be given to the pitch of roofs, the inclusion of dormer windows, provision of green/blue roofs, the role of roofs in providing outdoor space and ensuring that the design of roofs does not allow for easy climbing access to upper floor windows.

Assessment

Design

The design is for a new build house and associated garage, incorporating a gym on the second floor and a home office in the garage.

Use

The use would be purely residential.

Adjacency/Overlooking

The distance to the neighbouring boundaries around the house varies from 4m and 5.5m to the West, between 7m (ground floor, 9m from 1st and 2nd floor) and 20m to the North, between 4 and 11m to the East and 12m to the South. These distances exceed the residential layout distances set out in Principle 6. It also meets Principles 16 and 17.

The ground floor of the property is some 3.5m lower than the rear properties No 9 and 5 Cedar Avenue and therefore the following text outlines the distances from the upper floors with regard to overlooking. The distances to the boundaries are between 9 – 21m and are over 40m from habitable windows at No 9. The garage building is 1.6m below the level of No 5 Cedar Avenue and has been moved towards the NE corner to reduce impact on No 5 Cedar Avenue.

Furthermore, existing tall trees provide screening, in particular to No 1B Vernon Close. The new dwelling would be completely screened from the front of 1A/1B Vernon Close by trees T1 and T2, both of which are evergreen conifers. See photo 1 below. The side and rear garden will be screened by the difference in garden levels and the conifer hedging between 1B Vernon Close and 32 Mountjoy Road and trees T3, an evergreen Holly and a very mature Cherry tree T4. See photo 2 below.



Photo 1



Bungalow 1A/1B sits 1.1m above Vernon Close and the proposed new dwelling will sit 0.8m above that so will not dominate it but be largely screened from it.

The conifer hedging between 1B Vernon Close and 32 Mountjoy Road and the tall mature trees T3, an evergreen holly and T4 and the angle of the bungalow will ensure that the rear of 1B Vernon Close is not overlooked.

Regarding adjacent properties on Mountjoy Road to the west. The property sits a minimum of 2.4m below these properties and for example, the distance between habitable windows of No 32 Mountjoy Road is over 40m and are screened by vegetation.

Obscure glazing is provided to all bathrooms and sanitary facilities.

Appearance

This new residential development proposal has been designed with respect to the character of many of the Victorian and pre-war buildings in the immediate area. Vernon Close itself is a mix of heights, shapes, forms and architectural features:

- 1A and 1B is a pair of semi-detached bungalows constructed of brick and block and half rendered with a grey slate pitched roof
- No.3 is a double story converted bungalow, constructed from narrow and 140mm coursed Yorkshire stone under an eclectic grey slate pitched roof
- No.4 is a bungalow constructed from narrow coursed stone, part wood cladding under a grey concrete tiled roof

- No.5 is a part narrow stone, part pebble dashed detached 3 story property under a red tiled pitched roof and in the opposite corner towers a 4 story Victorian terraced property.

The design of the locality is varied and the proposal has been designed around a common theme found in the immediate vicinity and wider within the Edgerton conservation area. The proposal provides a double fronted, double bayed symmetrical design which is cohesive with the locality. Please see pictures below.



Frontage

The frontage is 13.2m and is similar to surrounding properties which vary 12.5m – 16m. The frontage to the approved plans was 11.8m (ref: 2003/93518). The footprint of the proposed dwelling is similar to the 2 storey detached property (No 3) next door.

Rooflines

The pitch of the roof has been reduced and the mansard roof of the garage removed as advised during pre-planning discussions. As can be seen from the sections, the roofline relates to surrounding properties and does not dominate.

Highways

Vehicular access is an existing entry point off an unadopted road with little traffic. The local highway network is of an adequate standard to take on any additional vehicular movements arising from the development. Therefore, from a highway safety point of view, it would comply with the aims of LP21-22.

This is a 5 bedroomed property. Adequate parking is provided within the garage and on the space in front of the garage, providing four spaces. This is located away from the street frontage and does not dominate the street scene. Space has been provided for visitor parking/drop off adjacent to the property which again is located away from the street. Furthermore, there is space within the garage for cycles.

Social

The proposed property is an intergenerational property which provides support for our families through all stages of their lives. The lounge will also be used as a family daily prayer room as per the Sikh tradition and allow for an Akhand paath (continuous reading of the Sikh scriptures on special occasions like birthdays) to be undertaken. The large open plan kitchen / family room is to allow for potentially four generations to socialise and to prepare meals together as traditionally done at the Gurdwara. Seva (selfless service to the community) is an integral part of the Sikh fabric and a gym has been incorporated to ensure the physical well being, especially of the elderly members of the family so that they can continue to do Seva and maintain not only mental well being but social well being too.

Landscaping

There are no mature trees on the site, which has been cleared previously; several self-seeded trees have been removed. Fortunately, the site is surrounded by mature trees in neighbouring properties, and these have been shown on the site plan.

Careful consideration has been given to the location of bin storage facilities, having regard to the need to provide easy level access from the storage area to the collection point. The bins will be stored in an enclosed shed.

Sustainability

In line with the current regulations overheating (ADO), EV vehicle charging (ADS) and conservation of fuel and power (ADL) the proposal will meet regulations. Furthermore, our intention is to include MHVR system to maximise air quality and energy saving. We are also currently looking at the installation of solar PV.

To address climate emergency issues, natural coursed Yorkshire stone sourced locally will be used for the outer skin. Bricks saved from the demolition of a previous building on site will be used as hard core for the driveway. Rainwater will be harvested to irrigate the garden and other non-potable uses. There is an ample rear garden, part of which will be used to grow vegetables.

Access and Inclusive Design

There is no change to the current highways access.

In terms of lifetime homes, the house meets all the requirements. The hall has been designed to facilitate the inclusion of a lift, if and when required, to facilitate the home's continued usage.

There is easy access into all rooms including adequate leading edge to larger doors. The open plan nature of the kitchen/dining area would allow easy access and upgrade of the units if required.