

Design & Access Statement for Land Off Olney Street, Slaithwaite, HD7 5EG

1.0 Introduction

Elizabeth Parr . Architect has been appointed by the applicant Mr & Mrs Coletta, to prepare a Full Planning Application for the redevelopment of a plot of land off Olney Street, Slaithwaite that was the site of 5 garages into a pair of semi-detached dwellings.

2.0 Site Location

- 2.1 The site is located at the end of a no-through road – Olney Street, in the Hill Top area of Slaithwaite which is a thriving village in the Colne Valley to the west of Huddersfield. Huddersfield is under the jurisdiction of Kirklees Council (KC) in West Yorkshire.
- 2.2 Olney Street is a residential street with no defined pattern or grain of development. It includes dwellings of varying designs and layouts from cottages, terraces of houses and bungalows and detached dwellings.
- 2.3 The site is approximately 0.25Ha with an additional 0.1Ha garden land rented from KC totalling 0.35Ha. There are terraced bungalows to the west, detached properties to the south and allotments surround the site to the north and east. The site itself is level, and was used for 5 single of garages - most of which were in a state of disrepair and have been removed by the applicant due to this and the presence of fly tipping and rodents.
- 2.4 There is direct access to the highway with an existing dropped kerb from the pavement running the full width of the site. The site is clearly visible from the public highway.
- 2.5 With regards to flood risk, according to the Environment Agency's strategic flood risk maps, no part of the site lies within a fluvial flood risk zone or within an area at risk of surface water flooding.

3.0 The Proposal

- 3.1 The proposal submitted to Planning is for a pair of semi-detached 3-bedroom dwellings and associated landscaping improvement. The detail of the proposal can be seen on the plans and elevations submitted with the application.
- 3.2 The properties are to be built predominantly on previously developed land – and the garden areas will occupy land rented from KC for use as garden (the option to purchase the land will become available after 12 months of occupation). The existing garages that were in a poor state of repair and their contents have been removed from their concrete bases and the site and garden land has been cleared of fly tipping by the applicant.
- 3.3 The properties are to be built in a similar style to existing properties on Olney Street. Although Olney Street includes dwellings of various designs and layouts, properties in the area are predominantly stone built, and set back from the pavement with a well-defined front boundary and it is proposed to follow a similar pattern here. The properties will be set back by 1-1.5m from the pavement with a stone boundary wall and paved path to the front and built using natural stone, with window detailing to match existing properties on the street, and a natural slate roof tiles.
- 3.4 There will be ample off-street parking for two vehicles to the side of each property and a good-sized garden to the rear, overlooking allotments.

- 3.5 The scale of the proposed properties is reflective of the local character of housing and will fulfil the need for more family homes in Slaithwaite, which is currently experiencing a boom in popularity for families due to the good local schools and for commuters who make the most of the transport links across the county.
- 3.6 The properties have been located on the site to maintain adequate separation distance between the neighbouring properties. The separation distance of 8.5m between the proposed gable elevation to the rear elevation of the bungalows mimics the existing situation between the opposite side of the sheltered housing development and adjacent private dwellings. The accommodation to the rear of the adjacent 1 bed bungalows are bathrooms and kitchenettes, with their current view being out on to a 4m paved passage with a 6ft fence to the boundary then beyond that is a large 1.5 story tall utilitarian garage. The proposal will remove the 1.5 story high garage from the boundary line improving the outlook from the rear of the bungalows.
- Separation distances between the proposed dwellings and properties on Colne View are adequate so as not to cause intrusive overlooking and the proposed dwellings will not be unduly obtrusive in the views from these properties. The removal of the garages and the introduction of a productive use on the land will only enhance the area.
- 3.7 There is already power to the site, and mains drainage and water in the road, so connection to these Utilities will be straightforward.
- 3.8 Currently there are no beneficial wildlife habitats on the site. The site was overgrown and concealing a myriad of fly-tipped items such as car tyres, and builders waste etc. This has all been cleared, sorted and disposed of responsibly.

As a part of this development, it is proposed to improve the bio-diversity on the site by including swift nest boxes on the gable elevations, a native hedge planted along the rear boundary and domestic gardens created. Other environmental improvements such as; rain water collection from the roof for use in the garden, space to dry clothes outside, and integrated solar panels to be built into the south facing roof are also proposed.

4.0 The Justification

Planning Policies that have been given regard during the development of these proposals include:

- Policy LP1 - Presumption in Favour of Sustainable Development.
The properties will be constructed to provide sustainable homes for the applicant and their family. They will be constructed to achieve better than current Building Regs U-Values, they are suitably located for easy access to sustainable transport links and the facilities in the village, they will provide improved natural habitats for wildlife, and will help to reach the target for housing in this popular area.
- Policy LP2 - Place Shaping.
Aims to enhance and protect the qualities of the local area, and promoting growth within this semi-rural location by utilising a brownfield site. Improving the outlook of the adjacent properties by removing the dilapidated garages and overgrown nature of the plot.
- Policy LP3 - Location of New Development.
The development seeks to deliver growth and sustainable development utilising a brownfield site – providing housing without developing further into the Green Belt surrounding Slaithwaite. The plot is located within easy walking distance of local schools, Slaithwaite village centre, the train station and bus stops with links to Huddersfield and the wider community.

The dwellings have been located on site to follow the pattern of the building line on Olney Street with a clear delineation of public and private spaces, and are orientated to so as not to cause any overlooking of neighbouring properties. The front elevation is south facing and can benefit from the installation of solar panels.

- Policy LP7 - Efficient and Effective Use of Land and Buildings.
The density of the proposed development is in line with existing properties on Olney Street ensuring efficient use of land, and provision of family homes in keeping with the character of the area.
- Policy LP20 - Sustainable Travel.
The location of the site provides easy and safe access to local sustainable transport links, reducing the need for travel in a private vehicle.
- Policy LP21 - Highways and Access.
The proposal will utilise the existing site access to Olney Street and there will be no requirement to alter the pavement in this area. There is sufficient space within the site to accommodate at least two cars per household, and there are spaces to store bins and for the collection of waste. The proposed development would not cause harm to the safety of the local highway network.
- Policy LP22 – Parking.
The site plan indicates that there is adequate off-road parking provision for each dwelling.
- Policy LP24 – Design.
With use of a simple pallet of materials, the form, scale, layout, and details of the proposal have been informed by existing properties on Olney Street and therefore respects and enhances the character of the street scape and landscape.

There are numerous public footpaths and links to the wider countryside from Hill Top. These dwellings are located within easy access of such route. There is also a popular and well used recreation ground within 500m of the site, ideal for the use of families.

- Policy LP28 – Drainage.
Sustainable drainage from all hard landscaped areas will be designed into the scheme, with surface water being collected for re-use and to retard the immediate run off of storm water in heavy down pours.
- Policy LP30 - Biodiversity & Geodiversity.
The site falls within the small site/self-build exemption category therefore does not require a preliminary ecology appraisal, however, the condition of the site prior to the applicant taking ownership, presented a hazard to the general public. At present the applicant has significantly improved the area with the removal and disposal of car tyres, dilapidated and dangerous structures and other general waste. The environment will be further improved with the addition of habitats for local wildlife within the gardens and integrated into the walls of these two properties.
- Policy LP31 - Strategic Green Infrastructure Network.
The provision of integrated solar panels in the roof and EV charging points for each property, along with the proximity to sustainable transport networks, support the aims of LP31.

The properties will be built from locally sourced natural stone to minimise embodied carbon and carbon produced in the transportation of materials to site.

The use of the garden and adjacent allotment to grow food.

Provision of space on the site for storage and collection by KC of materials to be recycled.

- Policy LP32 – Landscape.
There will be no loss of significant views of the wider landscape, and no interference with the patterns of woodlands, field boundaries, waterways etc.

- National Planning Policy Framework 2024:

Within the guidelines of the NPPF, this proposal helps to boost the supply of family homes in this existing residential setting. This small windfall site can make an important contribution to meeting the housing requirement of the area and can be built out relatively quickly.

The NPPF sets out a presumption in favour of sustainable development – economic, social and environmental. This site is located close to good transport links, the thriving village and good local schools. The properties will provide family homes with good external amenity space and close links to the community which will function well and add to the overall quality of the area.

The NPPF requires developments to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Construction of these high-quality homes will significantly improve this unloved area of Hill Top. The provision of the homes will provide additional security to the allotment area, with human presence overlooking the plots, will be visually attractive and a great improvement on the current situation.

The proposed dwellings are located a sufficient distance away from the neighbouring properties so as not to result in harm to residential amenity, by virtue of overlooking, loss of privacy or loss of daylight and sunlight.

5.0 Conclusion

The application is submitted on the basis that the proposal is in accordance with the various development and environmental objectives of the development plan.

The proposal comprises an appropriate form of development in this residential setting.

The proposal comprises the redevelopment of previously developed land - improving derelict land.

The site is located in a sustainable location, with access to services, facilities and employment opportunities by various modes of transport. The future occupiers of the proposed dwelling would not therefore be overly reliant on the private car.

The development would make a contribution to meeting housing needs for families.

There would be no material harm to the character and appearance of the surrounding area.

There are no adverse impacts of granting permission which would significantly and demonstrably outweigh the benefits, when assessed against Framework policies as a whole.

The proposal would amount to sustainable development. Planning permission should be granted in accordance with the Framework's presumption in favour of sustainable development, having regard to the development plan and other material considerations, including the Council's 'Interim Housing Position Statement to Boost Supply'.