

Thursday 15 May 2025

Design and Access Statement

Property Ref: rear of, 20, Halifax Road, Staincliffe, Batley, WF17 7BH

1.00 Introduction

1.01 I am writing in reference to the above property, in support of an Outline Planning Application to construct 3 dwellings on a vacant plot of land.

1.02 An application for the erection of 2 dwellings was approved in 2019 (Kirklees Planning application Ref 2019/60/92150)

1.03 The report outlines the planning, design, and access considerations of the development, in the context of local and national planning policy.

2.00 Use

2.01 Halifax Road presently hosts 2-3 storey detached, semi-detached, and terraced residential properties in the vicinity of the application site.

2.02 The proposal includes construction of 1 no. detached dwelling and 2 no. semi-detached dwellings.

2.03 Kirklees Planning noted in 2019 that "The application site is unallocated within an existing residential area, and it is considered the principle of a small housing development of two dwellings could be acceptable on this site."

3.00 Design & Appearance

3.01 The 2019 Officer's report notes that "The proposed dwellings are substantial in their footprint, however the character of the surrounding area includes more substantial detached properties located within the vicinity of the application site. Due to the scale of the application site it is considered two dwellings of the size proposed would on balance be acceptable without the proposal amounting to an overdevelopment of the site."

3.02 The proposal seeks to introduce an extra semi-detached dwelling, thereby avoiding significant increase in footprint or scale.

3.03 More detailed information will form part of an application for matters reserved.

4.00 Access

4.01 Access will be provided as approved in 2019, which had no objections from K.C Highways Services.

5.00 Scale

5.01 The scale of the proposals will be proportionate to the neighbouring dwelling in terms of height, scale and massing. Detailed information will be provided as Reserved Matters.

6.00 Conclusion

6.01 The NPPF provides a presumption in favour of sustainable development.

6.02 When assessed against the NPPF, this proposal satisfies the criteria for sustainable development, and is very similar to a previously approved application which was approved in 2019.

6.03 The application is therefore considered to be in line with both local and national planning policy.