

JUNE 2025

PLANNING  
STATEMENT

ERECTION OF REPLACEMENT DWELLING AT 10  
PEAT PONDS, LAUND ROAD, HUDDERSFIELD,  
HD3 3UA.

Ref: 2824

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## **SECTION 1: INTRODUCTION**

- 1.1 This statement has been prepared to support a planning application for the erection of a replacement dwelling on land at 10 Peat Ponds, Laund Road, Huddersfield.
- 1.2 This document provides a detailed description of the proposed development, as well as showing how the proposed development complies with both National and Local Planning Policy.
- 1.3 Planning permission was granted for a single dwelling on this plot on 14th October 2024 (2024/62/90171/W). The applicant has recently purchased this site and wishes to submit a new application.
- 1.4 With the previous applications there were concerns raised about a burial plot on the site. Since the application was approved the body has been exhumed and has been buried at Hey Lane cemetery section B 41. (see appendix 1)

## **SECTION 2: LOCATION AND SITE DESCRIPTION**

- 2.1 The site comprises the curtilage of a former dwelling that was destroyed in a fire several years ago. To the rear of the former building are various out buildings and piles of building materials and other paraphernalia stored on the site by the previous occupier.
- 2.2 The site sits at the end of an estate road called Peat Ponds that runs off Laund Road, in the Salendine Nook Area of Huddersfield. The area is predominantly residential, with a mix of low density detached dwellings sitting in moderate plots, to dense three-story town houses, with shared parking areas.
- 2.3 To the rear of the site is a large playing field that is marked out as a football field, that is used by various football teams as well as groups training dogs etc.

## **SECTION 3: PLANNING POLICY ASSESSMENT**

- 3.1 The principle of a dwelling on this site has been established as there has been a house on this site for many years. The house was fire damaged several years ago.
- 3.2 Part of the site is identified as Urban Greenspace in the Local Plan. Local Plan Policy LP61 sets out that Development Proposals that would result in the loss of urban green space will only be permitted where... and then lists

criteria that have to be met. This application does not result in the loss of urban greenspace, as the site within the red line boundary for this application has always been used for residential purposes and has not actively been used as Urban Greenspace.

- 3.3 The part of the application site that is allocated as Urban Greenspace is within the curtilage of the previous dwelling at 10 Peat Ponds. The part of the site allocated as Urban Greenspace is covered with outbuildings and other structures, containers and piles of building materials that have remained on the site. This area has never functioned as part of the Urban Greenspace and therefore we do not believe that the proposed development results in the loss of Urban Greenspace. In hindsight it would seem sensible for the rear boundary of the garden at 10 Peat Ponds to form the boundary of the Urban Greenspace, rather than the Urban Greenspace extending into the curtilage of 10 Peat Ponds.
- 3.4 The proposed development will see the site cleared and tidied up. The site currently has the remains of the previous building, along with the outbuildings and all the materials that have been stored on the site. In its current state, the site provides an unsightly back drop to the Urban Greenspace. The proposed development will tidy this up and therefore improve the character of the area.
- 3.5 The proposed development maintains the same plot size at 10 Peat Ponds. Access to the property will be the same as with the previous dwelling on the site.

#### **SECTION 4: CONCLUSION**

- 4.1 This application seeks approval for a single dwelling which sits on the same plot as a dwelling that was previously on the site but was fire damaged.
- 4.2 The proposed development will tidy up a site that has become an eyesore in the area.
- 4.3 Whilst part of the site is allocated as Urban Greenspace, this part of the site has never functioned as Urban Greenspace and therefore the proposed development will not result in the loss of Urban Greenspace.

#### **APPENDIX**