

OUTLINE PLANNING PERMISSION
FOR
ERECTION OF RESIDENTIAL DEVELOPMENT
(SINGLE DWELLING)

ADDRESS: 92 Greenhead Road, Dalton, Huddersfield, HD5 8EB

DESIGN & ACCESS STATEMENT

DATED: June 2025

Client: Mr & Mrs Morris



1.0 INTRODUCTION

This design & access statement has been produced on behalf of the applicant and forms part of an outline planning permission application for the erection of 1 number dwellinghouse on land to the rear of 92 Greenhead Road, Dalton, Huddersfield, HD5 8EB.

2.0 EXISTING SITE

2.1 The property is a two-storey stone built end terrace property with a large front garden, side driveway, rear yard and large rear garden extending to 0.071Ha.

2.2 The property does not sit in a conservation area

2.3 The property is not a listed building

2.4 The property has not had its 'permitted development' rights removed

2.5 Other than those on the boundary, there are no trees within the site. The site is relatively flat and mainly lawned. No trees are to be affected by this proposal

2.6 The land is in full ownership of the applicant, land registry title number WYK616911

2.7 The site is within an urban residential area. Surrounding dwellings are varied in size, age, design, scale and appearance. Dwellings to either side of the existing dwelling are a mix of single and two storey dwellings.

3.0 PROPOSAL

3.1 The application site forms part of a garden of 92 Greenhead Lane, an end terrace property benefitting from its setting within a large garden plot to both the front, rear and side extending to 0.071Ha.

3.2 The boundaries are well defined with low walls, trees and shrubs which screen the garden from public view. It is the intention these sensitive boundary treatments will be retained

3.3 All details will require approving with a Reserved Matters application e.g. Site Layout, House Designs, Highways and Landscaping.

3.4 The proposals will be designed to complement the scale, mass, character and appearance of neighbouring dwellings in the immediate area.

3.5 The design philosophy will seek to retain, supplement and enhance existing planting on the site.

3.6 It is envisaged that a building of traditional appearance that sits comfortably within its site and surroundings would be appropriate.

4.0 HIGHWAYS

4.1 All access to the site for vehicles and pedestrians is from Greenhead Lane

4.2 The house benefits from a large driveway with ample parking at the rear of the property and access to the neighbour's garage, which remains unaffected by this proposal.

4.3 The proposal is set to the rear of the existing dwelling and does not impact on existing boundary walls which will be retained and therefore no impact upon pedestrian and vehicle visibility.

4.4 Existing dropped kerb access is retained and is unaffected by this proposal.

4.5 The proposal retains access for vehicles to turn around within the rear yard, with an extension to the drive to be provided for the new dwelling.

4.6 The site is close to Greenhead Lane with good access to public transport, both rail and bus, and to the motorway network.

4.7 The site is in a sustainable urban location well placed for access to the town centre and its services. On site car parking will be provided in line with the standards included in the Council's car parking guidelines. The site has convenient access for all users. The dwelling will be designed in accordance with the Building Regulations in respect to accessibility.

5.0 FLOOD RISK ASSESSMENT

5.1 The Environment Agency Indicative Flood Map of England and Wales has been inspected and the site is classified as follows.

Area of flooding from rivers or sea with without defences. - No.

Area of extreme flooding. – No

6.0 PLANNING POLICIES

6.1 NATIONAL

Planning policy in relation to design proposals:

NPPF

The following points within the NPPF are considered relevant to this application:

Chapter 5 – Delivering a sufficient supply of homes.

Chapter 11 – Making effective use of land.

Chapter 12 – Achieving well-designed places

6.2 LOCAL

Kirklees Local Plan

The following policy within the Kirklees Local Plan are considered relevant to this application:

LP1 – Presumption in favour of sustainable development.

LP2 – Location of new development.

LP7- Efficient and effective use of land and buildings.

LP11- Housing mix and affordable housing.

LP 21 - Highway safety and access

LP 24 – Design. Policy Justification

The site lies within an area of unallocated land as designated by the Unitary Development Plan. Policy D2 states that there is a presumption in favour of development within these areas provided that the proposal does not have a detrimental effect on highway safety, residential/visual amenity or the character of the surroundings. It is considered that the development of this

urban site is in accordance with the above mentioned national and local planning policies.

Good design is a key aspect of all development and so care will be taken in the design to provide an appealing, modern family home with good living and amenity space. Adequate surrounding space will be achieved and enhanced privacy will be provided. Development should be permitted where it supports the delivery of housing and employment growth in a sustainable way. The site is unallocated on the Kirklees Local Plan and within a residential area; it should be considered a sustainable location

7.0 CONCLUSION

It is considered that a dwelling can be accommodated that will protect the amenities of existing adjoining properties in respect of overlooking or overshadowing.

The applicant is keen to retain the existing trees and planting to the site in order to provide cover to the site.

Current local and national planning policies are supportive of introducing residential units in or close to town centres. The site is in a residential area, with several other residential developments being built close by.

The use is compatible with the use of the surrounding area being predominantly residential in character. The development of the site with a single dwelling will ensure that the development respects the character of the area, and will be designed so as not to have any adverse impact on existing adjoining properties.

The proposed dwelling is situated in an existing residential area and as such is appropriate. The land has not been safeguarded for alternative use.

The development will have a minimal effect on the existing highway layout adjacent to and around the site, and access from the highway is designed to an acceptable standard and in line with the Council's policy guidance and parking standards.

All main services are available in the highway adjacent to the site and these have the capacity to serve one new dwelling.