
Design and Access Statement

PROJECT: Land off Shelley Woodhouse Lane, Shelley, Huddersfield, HD8 8ND

KB/P100A

SUBJECT: Design and Access Statement to support a self build property on land off Shelley Woodhouse Lane, Sheely

Project No: 0478

20.07.25

Design and Access Statement

Proposed Development: One Self-Build Dwelling

Site: Land off Shelley Woodhouse Lane, Shelley, Huddersfield, HD8 8ND

Applicant: Jonathan Scott - Britology

Date: 20th July 2025

1. Introduction

This Design and Access Statement is submitted in support of a full planning application for the development of a single self-build dwelling on a vacant site off Shelley Woodhouse Lane, Shelley. It sets out the design principles, planning context, and access strategy, ensuring alignment with the **National Planning Policy Framework (NPPF, 2023)**, the **Kirklees Local Plan (2019)**, and **national policy support for self-build housing**.

The proposal is a **bespoke self-build home** designed by and for the applicant, a private individual, for their own primary residence.

2. Site Context and Description

The application site is located on the **eastern side of Shelley Woodhouse Lane**, to the south of Shelley village within the Kirklees district. The plot is a **vacant greenfield parcel**, gently sloping, bounded by mature trees and low-density residential development. The surrounding context is defined by a mix of traditional detached and semi-detached houses set within large plots, constructed primarily of stone, render, and slate.

The site is situated within **reasonable walking distance of Shelley village amenities**, including schools, shops, and public transport services, and benefits from its **semi-rural character** while remaining **sustainably connected** to the wider Huddersfield area.

3. Proposed Development

The proposal seeks permission for the erection of a **detached two-storey self-build dwelling**. The scheme includes:

- A traditionally proportioned stone-built house with pitched slate roof and chimney.
- High thermal performance fabric and renewable energy technology (e.g. solar PV, air-source heat pump);
- Generous private garden space, including biodiversity enhancements and soft landscaping.
- A driveway with off-street parking and turning for two vehicles.
- Retention of key boundary trees and hedgerows where possible.

The design is intended to be **sensitive to the local vernacular**, using natural materials and referencing the proportions of traditional Yorkshire architecture, whilst also delivering modern environmental performance.

4. Planning Policy Context

4.1 National Planning Policy Framework (2023)

The proposed development aligns with the following key NPPF policies:

- **Paragraph 11:** The presumption in favour of sustainable development is engaged. This scheme represents a minor development on a well-located site and contributes to housing supply with no significant harm to environmental or heritage assets.
- **Paragraphs 60–62:** The proposal contributes to the Government’s objective of significantly boosting the supply of homes, including the provision of housing for those wishing to commission or build their own homes.
- **Paragraph 69:** Supports the development of small-scale housing within existing settlements to promote sustainable, diverse and vibrant communities.
- **Paragraph 130:** Promotes well-designed places; this dwelling is contextually appropriate and reinforces local character while encouraging innovation through its energy-efficient features.

4.2 Self-Build and Custom Housebuilding Act 2015 (as amended)

Under the 2015 Act, local authorities must keep and maintain a register of individuals and groups who wish to acquire land to build their own homes. The applicant is registered on the **Kirklees Self-Build Register**, and this application qualifies as **self-build** in accordance with the statutory definition.

The dwelling will be:

- **Commissioned, designed, and constructed** by the applicant for their own main residence.
- **Not speculative**, and not intended for open market sale.
- Delivered as a **custom self-build**, managed by the applicant using specialist contractors.

This directly responds to national policy supporting self-build and custom build as a means of diversifying housing delivery and empowering individuals.

5. Local Planning Policy – Kirklees Local Plan (Adopted 2019)

The proposal aligns with the following policies:

- **LP1 – Presumption in favour of sustainable development:** The site is well-located, in keeping with its context and contributes to local housing needs.
 - **LP7 – Efficient use of land and buildings:** The application makes efficient use of underutilised land within the settlement fringe.
 - **LP11 – Housing mix and affordability:** The dwelling responds to individual need and contributes to housing diversity through self-build provision.
 - **LP24 – Design:** The design reflects local character and materials, integrates landscaping, and respects amenity and privacy of neighbours.
 - **LP21 & LP22 – Highway safety and sustainable transport:** The site provides off-street parking and safe vehicular access. It is within walking distance of public transport services.
 - **LP30 – Biodiversity:** The development incorporates biodiversity enhancements such as native planting, bird/bat boxes, and permeable surfaces.
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6. Assessment of Material Considerations

Contribution to Housing Supply and Self-Build Targets

Kirklees, like many authorities, is under pressure to maintain a rolling five-year housing land supply and to respond to increasing interest in self-build housing. This proposal offers a direct and deliverable response to both issues.

Sustainability

The site is within a settlement envelope, with good access to local services, public transport, and schools. The applicant intends to adopt sustainable construction methods, including enhanced insulation, low-energy heating systems, and on-site biodiversity gains.

Character and Amenity

The proposed scale and appearance will match the grain and style of existing development, with generous setbacks and landscaping to preserve residential and visual amenity.

7. Design Justification

Use

The proposed use is C3 residential (self-build single dwelling), compatible with neighbouring uses and policy aspirations for sustainable rural housing.

Amount

A single dwelling is proposed, reflecting the scale of the site and ensuring low visual and landscape impact.

Layout

The dwelling is sited to maximise privacy, daylight, and views while maintaining adequate separation from site boundaries and neighbours. Garden space is provided to the rear and side, with parking to the front/side.

Scale and Appearance

The house is two storeys, consistent with neighbouring properties. It uses high-quality traditional materials: natural stone walls, a slate roof, and timber/aluminium windows. The design echoes local vernacular form with a contemporary internal layout.

Landscaping

A soft landscaping strategy will incorporate:

- Retained mature boundary trees where possible.
- New native species planting.
- A permeable driveway.
- Hedgerows and wildflower grassland to enhance biodiversity.

Sustainability

- The dwelling will meet or exceed **Building Regulations Part L** requirements.
 - Solar PVs will provide renewable energy.
 - High-performance insulation and ventilation strategies will be used.
 - Rainwater harvesting and SuDS-compatible drainage are proposed.
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8. Access and Highways

Vehicular Access

Access will be taken directly from Shelley Woodhouse Lane via a new private drive. Visibility splays will be provided to the required standards. Two off-road parking spaces and turning area are included, in accordance with **Kirklees Highway Design Guide**.

Pedestrian and Cycle Access

The site is connected to Shelley village by footways and lies within walking distance of schools, shops, and bus stops. Provision for secure cycle storage will be made.

Inclusive Access

The design meets the principles of inclusive design, with level thresholds, wide doors, and ground floor facilities. The scheme will comply with **Building Regulations Part M (Category 1)** standards.

9. Conclusion

This application presents a **sustainable, high-quality, and policy-compliant self-build dwelling** on an underutilised site in Shelley. The proposal:

- Supports national housing delivery targets and local plan objectives.
- Responds directly to demand for self-build housing.
- Contributes positively to the character of the area through sensitive design.
- Enhances biodiversity and minimises environmental impact.
- Provides safe and sustainable access.

Given the alignment with both national and local policy and the contribution to housing diversity through self-build, planning permission is respectfully sought.
