

Planning Statement

**ERECTION OF TWO DWELLINGS FOLLOWING THE DEMOLITION
OF THE EXISTING DORMER BUNGALOW, GARAGE AND
ANCILLARY OUTBUILDINGS**

274 CUMBERWORTH LANE, DENBY DALE

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1. INTRODUCTION

This statement has been prepared to support the submission of an application for full planning permission for the erection of two detached 3 storey dwellings following the demolition of an existing bungalow. The existing site comprises of a detached dormer bungalow and large detached garage. The site also includes other domestic sheds and areas of hardstanding. The site is enclosed with fencing.

This statement should be read in conjunction with the submitted plans and technical reports which demonstrate the credentials of the scheme in more detail. It is anticipated the Local Planning Authority (LPA) will adopt a progressive approach to this sustainable scheme and approve planning permission without delay.

This statement now proceeds to give details of the site. The details of the proposal are then set out. The planning merits of the scheme are then discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the National Planning Policy Framework (NPPF). Finally, the conclusion is reached that planning permission should be granted for the proposed development.

2. THE SITE AND PLANNING HISTORY

The application site comprises a detached bungalow, garage, 3 domestic sheds, cold frame and large residential curtilage which comprises of lawn and various concrete bases. The site measures approximately 0.07 hectares. The site is located on the edge of a built-up sustainable residential area making it a suitable location for new housing development. To the north and east of the site are fields with residential housing to the south and west. The site is not within a Conservation Area and there are no listed buildings nearby. The site is located within the settlement of Denby Dale. The neighbouring properties consist of detached dwellings both single and two storey dwellings. There is a wide variety of materials in the area with red brick, stone, peddle dash and render dwellings in the immediate area. The site is situated at a lower level than Cumberworth Lane, with the land falling on approach to the site. The site is located within flood zone 1. The location of the site is shown below:

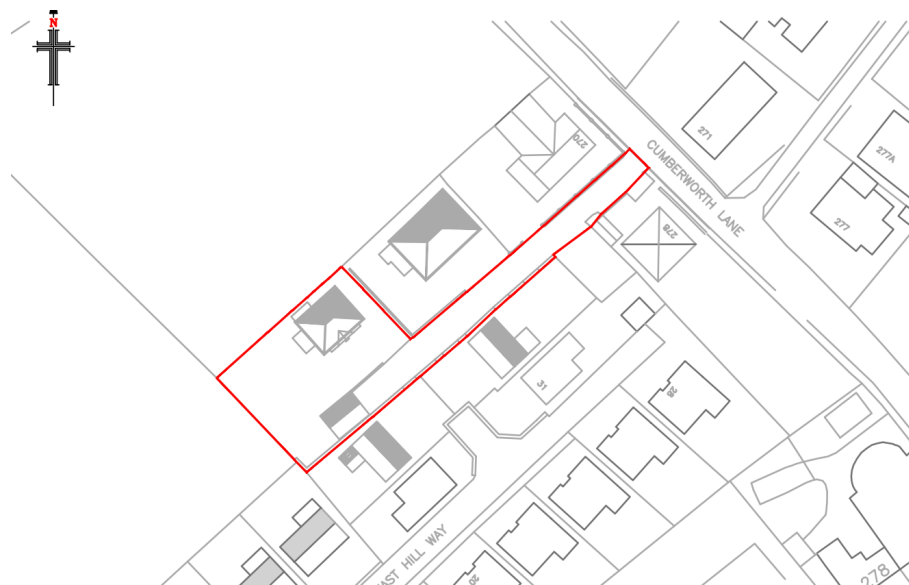


Figure 1: Location Plan.

There is no relevant planning history for the site according to Public Access.

3. THE PROPOSAL

This application seeks full planning permission for the redevelopment of the existing buildings to provide 2 no. 3 storey detached residential units. Each dwelling is provided with a garden which will be landscaped and include parking and turning. Full design details of the proposed dwellings can be found in the supporting plans

4. ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan consists of the Kirklees Local Plan adopted in 2019

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) as updated in December 2024 and the suite of documents comprising National Planning Practice Guidance (NPPG). The Council's Supplementary Planning Document Housebuilders Design Guide.

Allocations

The site is located with settlement of Denby Dale with no specific allocation. The site is located close to two housing allocations. The location of the site on the proposals map can be seen in the following image



The NPPF is reflective of the guidance contained within the NPPG. The following sections of the revised NPPF are considered of direct relevance to the current proposal:

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 6 - Building a strong, competitive economy
- Section 12 - Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

The overarching message of the NPPF is that LPAs should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development. LPAs should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

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Kirklees Local Plan

LP1 Achieving Sustainable Development

LP2 Place Shaping

LP3 Location of new development

LP7 Efficient and effective use of land and buildings

LP20 Sustainable travel

LP21 Highway and Access

LP22 Parking

LP24 Design

LP28 Drainage

LP30 Biodiversity and Geodiversity

LP33 Trees

LP51 Protection and Improvement of Local Air Quality

LP52 Protection and Improvement of Environmental Quality

LP53 Contaminated and Unstable land

5. ASSESSMENT

Principle of Development

This application seeks full planning permission for the redevelopment of an underutilised site, currently occupied by existing buildings and an existing dwelling, to deliver two high-quality detached dwellings. The proposals include appropriately sized private gardens, on-site parking, and turning areas for each dwelling.

The site is located on the edge of an established built-up area of the borough and represents an opportunity to deliver new residential development in a sustainable and accessible location in accordance with the spatial strategy of the Kirklees Local Plan. The proposed development aligns with the Council's objectives to focus new housing within defined settlements where it can be best supported by existing infrastructure, services, and transport links.

Policy LP3 (Location of New Development) supports the principle of housing in locations such as this, which are well-connected and within or adjoining existing urban areas. The scheme contributes to the Council's housing delivery aims by making effective use of previously developed land, consistent with Policy LP7 (Efficient and Effective Use of Land and Buildings). The proposal represents an efficient use of land in a manner that respects the character of the surrounding area and responds positively to local context.

In view of the site's location, the context of surrounding development, and the strategic objectives of both the Kirklees Local Plan and national planning policy, the principle of residential development on this site is considered acceptable in principle.

Impact upon the Character of the Area

The application proposes the erection of two dwellings on previously developed land within an established residential area. The design responds sensitively to the site's context, taking into account its position at a lower level than Cumberworth Lane. This change in levels allows the height and massing of the proposed dwellings to be accommodated without creating a dominant visual impact. Street scene analysis and elevation drawings, which are included within the submission, demonstrate that their three-storey form sits comfortably within their setting and do not result in significant effects on the character or appearance of the street.

The proposed dwellings are of the same design, incorporating high-quality materials and detailing that reflect the local vernacular. While the new homes share a common form and appearance, they will sit within a varied streetscape where surrounding properties differ in age, style, and scale. As such, the uniformity of the new dwellings will not appear incongruous but will instead provide coherence within a diverse architectural context.

The dwellings are appropriately scaled, well-proportioned, and benefit from private gardens, landscaping, and on-site parking. Overall, the design represents a careful and considered response to site conditions and local character, delivering sustainable new housing that aligns with Policy LP24 Design of the Kirklees Local Plan.

Highways

The proposed development will utilise the existing, established access point from Cumberworth Lane. One of the new dwellings will replace an existing dwelling on the site, resulting in a net increase of only one additional dwelling. This modest intensification can be accommodated without adverse impact, given the established nature and limited increase from 1 dwelling.

Each proposed dwelling benefits from on-site parking and turning space within its own curtilage. The layout has been designed to ensure vehicles can enter, turn, and exit the site in a forward gear, in accordance with good highway design practice. A supporting Highways Statement has been submitted with the application, which demonstrates that the proposed development would not result in any unacceptable impacts on highway safety.

The site is located in a sustainable and accessible location, with regular public transport services available within walking distance along Cumberworth Lane. The availability of alternative modes of travel supports negates the need for car dependency and further reinforces the site's suitability in highway terms. Overall, the development is considered acceptable in access and transport terms and complies fully with Policy LP21 (Highways and Access) of the Kirklees Local Plan and the relevant guidance contained within the National Planning Policy Framework.

Residential Amenity

The development has been designed to provide a high standard of amenity for future residents while safeguarding the living conditions of neighbouring properties. Each dwelling meets the nationally described space standards, ensuring that internal layouts offer practical, well-proportioned living spaces. The scheme also provides

good levels of daylight and outlook, contributing to a comfortable residential environment.

The rear elevations of the proposed dwellings will face north, looking out across open fields, thereby avoiding any potential for direct overlooking or loss of privacy to neighbouring properties. The front elevations will face the existing access road, with the nearest existing dwellings on East Hill Way located beyond this. The new dwellings are positioned side-on to the nearest existing property to the east, with no direct facing windows, ensuring there is no adverse impact in terms of overlooking or overbearing effect.

The layout and siting of the dwellings have been carefully considered to maintain appropriate separation distances. The positioning within the site avoids any undue impact on neighbouring properties and respects the spatial character of the area. As such, the development is considered to be appropriate to its context, delivering new housing while preserving residential amenity in accordance with both local policy and national guidance.

Ecology

The site comprises previously developed land and consists of an existing residential bungalow and associated hardstanding, with limited areas of soft landscaping. The Environment Act (2021) seeks to improve biodiversity through several means, including the introduction of a mandatory requirement for new developments to achieve a minimum of 10% biodiversity net gain. An ecology report supports the application. A biodiversity net gain assessment accompanies the application.

The proposed development includes opportunities to deliver a net gain in biodiversity in line with national and local policy requirements. Measures such as the incorporation of bird and bat boxes, enhancement of soft landscaping, and the use of native planting will be introduced as part of the scheme. These enhancements will support urban wildlife and contribute positively to the ecological quality of the site. The development is therefore considered to be acceptable in ecological terms and consistent with the aims of Kirklees Local Plan Policy LP30 – Biodiversity and Geodiversity and the National Planning Policy Framework.

6. CONCLUSION

This proposal represents a well-considered and sustainable form of development, making effective use of previously developed land within a well-connected and accessible location. The scheme has been sensitively designed to respond positively to the character of the surrounding area, while delivering high-quality housing. The development integrates successfully with its context and does not give rise to any adverse impacts on residential amenity, local character, or highway safety.

Furthermore, the site benefits from strong accessibility to public transport and local facilities, supporting sustainable patterns of movement.

The proposal therefore comprises sustainable development is wholly policy complaint and planning permission should be granted.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA