



Land to Rear of 70 New North Road, Huddersfield

Permission in Principle Application for Residential Development

This planning statement has been prepared to support an application for Permission in Principle, relating to a site at the rear of 70 New North Road in Huddersfield.

A review of historic maps confirms that this is a piece of land which has never been built upon, and therefore is not defined as previously developed. The site area is 764m², which is below the threshold of 1Ha, and the proposed floor area is approximately 500m², below the threshold of 1000m².

We anticipate that 5No houses could be built on the land.

Planning History

This land has had planning permission previously for the construction of 5No town houses with integral garages – application 2003/62/92344/W1. This development never went ahead and the planning permission has lapsed.

Planning Classification

On the Local plan, the land is located within the developed area of Huddersfield. A strip of the land closest to 70 New North Road falls within a Conservation Area, and the rear part of the land is located within a biodiversity opportunity zone.





Likely Constraints

Access

The access road to the site from New North Road passes between an electricity sub-station and 70 New North Road. The road has been measured as 4m wide between kerbs for a distance of 3.3m, but 5.0m wall to wall. There is a passing place immediately behind, and it is proposed to widen the access point from the main road to create space another passing place to the front of the sub-station.

There will therefore be a 4m/5m wide (between kerbs/walls) section of access drive for a total of 3.3m, with passing places before and after. Given that the Manual for Streets allows carriageways to be narrowed to as little as 2.75m for short lengths, and recognising that this is an access drive and not a street with passing places to both sides, we believe that this is an acceptable proposal.

At the moment there are 8 usable car parking spaces using this access road, as well an allowance for fire appliances to reach the rear of 70 New North Road as necessitated by building regulations. When planning was granted for the conversion of 70 New North Road, bin lorries were expected to access the rear car park and it was laid out allowing for this.

The pavement to New North Road at the access measures as being 2.2 – 2.4m deep. This allows for 2.4x43m visibility splays in both directions.

There is room within the site to provide on plot parking to a level required by Highways. The site is very close to Huddersfield town centre and it may be appropriate to provide fewer than 2 parking spaces per plot. This will be developed further during the Technical Details Consent application.

Heritage Impacts

A small strip of the land is contained within a Conservation area, and the land is to the rear of 70 New North Road, which is a Grade 2 listed building. The land is also close to Highfields Court, another listed building. The buildings indicated on the drawing are 23m from Highfield Court at the closest, and 34m from 70 New North road at the closest.

The character of the area is of stone built and large buildings, generally Victorian in age. The proposed houses could be three storeys high, like the houses which previously received planning permission on this land. They would still be smaller in height and plan size than the surrounding buildings, and would therefore be able to be designed in a sensitive and complementary manner, subservient to the listed buildings.

There are examples of development like this further up New North Road, including a recent approval for a residential development to the rear of 72 and 74 New North Road. This should therefore be an acceptable approach, which would be developed further during the Technical Details Consent application.



Trees and Biodiversity

The site is currently overgrown with self-seeded trees and scrub. There are no individual protected trees on the site, though there may be trees within the strip of Conservation Area which are protected because of this. There is one protected tree to the grounds of Highfield Court whose roots may cross the boundary wall and that may be impacted by the development.

Part of the site is also located within a biodiversity opportunity zone, and the biodiversity net gain requirements will apply to any development.

During the Technical Details design process, a tree survey should be carried out and a biodiversity net gain assessment completed. It should be possible to design a suitable scheme which takes into account the potential impact on protected trees and provides the biodiversity net gain which is required. This can be either on-site or off-site as required.

Residential Amenity and Quality

The site is located in what is now a residential area, with the surrounding buildings generally converted into apartments. There is space within the site to have suitably sized and high quality amenity space. In addition, the site is located far enough away from the surrounding properties for there to be no impact on existing residential amenity.

Conclusion

It is considered that there are no adverse impacts on assets of particular importance, nor are there any adverse impacts generated by the proposal that would significantly outweigh the benefits.

As such it is considered that there is no good reason why the application should be refused, it being put forward as being acceptable in terms of location, land use and the amount of development proposed.