

Planning Statement

Proposed Development: Erection of One-bed bungalow facing Earls Avenue

Site Address: Rear of 14 Lincroft Avenue, Huddersfield, HD5 8DS

Applicant: Colin Smith

1. Introduction

This Planning Statement supports the application for the erection of a one-bedroom bungalow on unused land to the rear of 14 Lincroft Avenue, with its principal elevation and access facing Earls Avenue.

The proposal has been revised following a previous refusal to address concerns regarding massing, residential amenity, privacy, and site layout.

Key changes to my plans include:

- Reduction from a two-bedroom to a one-bedroom dwelling.
- Conversion to a 1.5-storey design, with the upper floor window incorporated into the gable front rather than a front dormer.
- Ridge height reduced from 6.6 m to 5 m.
- Smaller footprint to improve separation to neighbouring properties and maintain access paths.
- Levelled plot to minimise overlooking and reduce overbearing impact on neighbouring gardens.
- Increased private amenity space and improved bin storage and external layout.

The proposal has been developed in accordance with the National Planning Policy Framework (NPPF), relevant policies in the Kirklees Local Plan (LP24, LP22, LP28), and the Kirklees Housebuilders Design Guide SPD.

2. Site Description

The site is in a well-established residential area, predominantly characterised by detached and semi-detached dwellings. The land is currently unused but fronts directly onto Earls Avenue, providing a clear and established street frontage

- Vehicular access is via an existing dropped kerb.
- Surrounding properties are traditional in style, featuring red brick or render, pitched/hipped tiled roofs, and landscaped front gardens.
- The site is free from restrictive covenants, Tree Preservation Orders, or other planning constraints.

The plot has been carefully levelled, ensuring the ridge height of the proposed bungalow sits approximately 0.8 m above the ridge height of Lincroft Avenue and 4.7m above the shared pathway rather than 6.6m. This minimises overlooking and overbearing impacts on neighbouring properties along Lincroft and Felcote Avenue.

3. Proposed Development

The proposed bungalow has been designed to reflect the architectural character of the surrounding area while offering a modern, adaptable living space. Materials and finishes include off-white render with red brick detailing, a pitched tiled roof, and anthracite grey UPVC windows and doors.

Internal Layout:

Ground Floor:

- Open-plan kitchen/dining area with three Velux roof windows for natural light.
- Separate living room for privacy and quiet space.
- Family bathroom and utility room with frosted glazing for privacy.

Upper Level:

- One large double bedroom and a bathroom, with the gable front window.

External Layout:

- Rear patio: approx. 2 m × 9.2 m.
- Front lawn: approx. 4.2 m × 3.2 m with fencing for privacy.
- Driveway: 3 m × 5 m permeable paving, level with the street.
- Paved pathways around the sides of the property for access.
- Discreet wooden bin storage at the rear.

These design revisions directly address previous refusal concerns regarding overbearing, overlooking, and site layout.

4. Planning Policy Context

The proposal aligns with the key principles of the NPPF and relevant Kirklees Local Plan policies:

- **LP24 – Design:** Use of traditional materials, modest scale, and sloped roof reduce overshadowing. Layout and window placement maintain privacy. Level thresholds support accessibility.
- **LP22 – Sustainable Transport:** Existing dropped kerb and driveway reduce pressure on on-street parking. EV charging provision supports sustainable travel.
- **LP28 – Drainage and Flood Risk:** Permeable paving ensures sustainable drainage. The site is not within a flood zone, and drainage is approved under Building Regulations. Drainage has been approved by building regulations.

The proposal also reflects the Kirklees Housebuilders Design Guide SPD, promoting context-sensitive, sustainable, and inclusive residential development.

5. Assessment of Key Planning Issues

Design and Character

- Traditional hipped roof with gable front window ensures visual harmony.
- Red brick and off-white render reflect local materiality.
- Occupies a third of the plot, avoiding overdevelopment.
- Maintains rhythm and spacing of neighbouring properties.

Residential Amenity

- Levelled plot reduces overlooking onto Lincroft Avenue and an overbearing visual on Felcote Avenue.
- Window placement, frosted glazing, and orientation mitigate loss of privacy and light.

Highways and Access

- Off-street parking provided via driveway, with safe pedestrian access.
- Existing dropped kerb ensures no impact on the public highway.
- Street levelled driveway to prevent congestion on Earles Avenue.

Sustainability

- High-performance insulation, gas combi boiler, and EV charging.
- Durable and recyclable materials.
- Permeable paving manages surface water sustainably.

Drainage and Flood Risk

- Approved drainage provisions in place.
- Site not within a flood zone.

6. Conclusion

The proposed one-bedroom bungalow is a modest, well-designed dwelling that:

- Respects and complements the character of Earls Avenue and surrounding streets.
- Addresses previous refusal concerns regarding massing, overbearing, overlooking, and site layout.
- Provides flexible, accessible, and sustainable accommodation.
- Maintains separation to neighbouring properties and enhances the streetscape.

The proposal complies with Kirklees Local Plan policies LP24, LP22, and LP28, the Housebuilders Design Guide SPD, and the NPPF, representing a high-quality, policy-compliant residential development in a sustainable location.