



DESIGN & ACCESS STATEMENT

Proposed single dwelling to replace existing garage building

at:

Land off
Jagger Lane
Kirkheaton
Huddersfield
HD5 0QY

for:

Mr Paul Henry

job nr:

22027

date:

20 December 2025

Introduction

This design and access statement has been prepared to accompany the planning application for a revised proposal for a single dwelling, to replace the existing garage building, located off Jagger Lane, Kirkheaton, Huddersfield – see below.

The site is on land allocated within the Kirklees Local Plan as Green Belt.



Site location

Planning Context & History

Planning permission was then granted 27/09/2024 for a new single dwelling to replace the existing garage building, application 2024/62/91973/W.

A further application was submitted and approved on 04/03/2025, for essentially the same proposal but with a dormer roof addition, application 2025/62/90025/W.



Existing building

Appraisal

Further to the latest consent, the applicant has carried out further appraisal of the approved dwelling. There are several factors (namely, older children unexpectedly returning to the fold) which has influenced the applicant's thinking in respect of the overall size of the dwelling. The approved dwelling, particularly the ground floor accommodation, is somewhat limited in terms of living space.

Whilst feasible, the previous permission 2025/62/90025/W is somewhat compromised in respect of the accommodation it will provide, as a family home.

Existing Site Use

The existing large garage building has previously been used for the housing & maintenance of motor vehicles; however, this has not been in operation for several years. The surrounding land, in particular the area of land immediately to the north of the garage building, had a large brick-built compound, most likely for the storage of equipment & materials, at least up until 2011, as historical maps show. The brick & concrete remains of this compound are still evident on site (see appendix a & appendix b attached).

Design, Appearance, Layout & Scale

The proposed dwelling will replace the existing building and be sited in the same location, to respect the existing building setting, with principal aspect to the south, incorporating generous amounts of glazing to benefit from solar gain.

The new dwelling will be constructed to the highest possible standards, particularly in respect of thermal performance, airtightness, fenestration, avoidance of thermal bridges, to achieve an overall energy performance of EPC – A rating. External walls will be of high thermal performance timber frame construction, with outer leaf of regular coursed natural stone, with ashlar stone surrounds to openings, all sourced from local quarries. Roof surfaced with flat profile brown tiles. All to create an attractive building which, whilst in a secluded location, will sit comfortably in the natural surroundings.

The domestic curtilage of the site will be as previously established for the extant permission 2025/62/90025/W. The northern & eastern boundaries will remain open, to maintain the openness of the Green Belt setting.

The scale of the proposed dwelling is that shown on the application plans. Whilst larger than the approved dwelling of extant permission 2025/62/90025/W, the design & scale of this proposal is essentially the same, a modest & compact small dwelling which will provide a family home, meeting the Nationally Described Space Standards.

Landscaping and trees

The existing gravel hardstanding will be replaced with a permeable surface suitable for domestic vehicles, to provide parking and adequate space for vehicles to turn and exit onto Jagger Lane in a forward motion.

There are no trees within the application site that will be affected by the proposed development, the site is however overgrown with wild vegetation. Vegetation to the south and west boundaries will be mostly retained to maintain privacy for the external amenity areas and reduce the visual impact of the dwelling from the road. However, part of the adjacent hedgerows will be cut back to maximise visibility for improved access.

Access

The site is currently accessed off Jagger Lane, between a concealed opening in the vegetation. This access will be utilised to create a formal access, surfaced with a permeable hardstanding, to a maximum 1:10 gradient. As previously stated, the visibility will be improved by cutting back some of the adjacent hedgerows to provide adequate visibility splays in both directions to ensure a safe means of access to and from the dwelling.

Planning Policies

NPPF

Paragraph 154(g)

Following the recent amendment to the National Planning Policy Framework (NPPF) in December 2024, specifically paragraph 154(g), the principle of development within the Green Belt must now be considered in light of this change.

Paragraph 154(g) allows for limited infilling or the partial or complete redevelopment of previously developed land, including a material change of use to residential, provided this does not cause substantial harm to the openness of the Green Belt.

The site qualifies as previously developed land. The proposed dwelling will be sited in the same location as the existing building, with a modest increase in scale, and the design retains open boundaries to preserve the Green Belt's openness. Furthermore, the principle of residential development has already been established through the extant permission 2025/62/90025/W. For these reasons, we contend that the proposal meets the criteria for "partial or complete redevelopment of previously developed land, including a material change of use to residential" and by way of the small scale of the development, does not cause substantial harm to the openness of the Green Belt.

Grey Belt

NPPF December 2024 introduces the definition of "grey belt" land.

For the purposes of plan-making and decision-making, "grey belt" is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143 of the NPPF.

The three of the five purposes of green belt mentioned within the definition are:

- a) to check the unrestricted sprawl of large built-up areas
- b) to prevent neighbouring towns merging into one another
- d) to preserve the setting and special character of historic towns

Given the above definition, sites within the green belt comprising previously developed land and any other parcels and/or areas that make a limited contribution to the aim of the green belt, but excluding areas or assets of particular importance (i.e. land with an existing environmental designation) could constitute "grey belt".

Paragraph 155 of the NPPF also refers to forms of development which are not inappropriate in the green belt. They are:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan**
- b. There is a demonstrable unmet need for the type of development proposed**
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework.

As previously indicated, within the government's consultation on the NPPF, grey belt land must have at least one of the following features:

- Land containing substantial built development or which is fully enclosed by built form
- **Land which makes no or very little contribution to preventing neighbouring towns from merging into one another**
- Land which is dominated by urban land uses, including physical developments
- Land which contributes little to preserving the setting and special character of historic towns

Kirklees Local Plan

In consideration of the previous application, weight was afforded to Policy LP59 of the Kirklees Local Plan. Whilst the footprint & volume of the proposal was slightly larger than the existing building, it was considered to not have a greater impact on the openness of the Green Belt than the existing development.

The Kirklees Local Plan is currently under review, principally due to the failure to deliver the required number of new homes. However large or small a development, each new dwelling will be a valuable addition to the housing stock of Kirklees. The proposal delivers this and meets the requirements of Policy LP11.

Kirklees SPD Housebuilders Design Guide

The proposal meets all the requirements of the Kirklees SPD Housebuilders Design Guide, in particular section 8. Architectural Details and Section 9. Home Design.

Summary

The principle of residential development on this site has already been established through the extant permission for a single dwelling under application reference 2025/62/90025/W. The proposed revision, which incorporates a modest increase in size, will deliver a more functional family home compared to the previously approved scheme, which offered limited living space and would likely necessitate applications for future extensions.

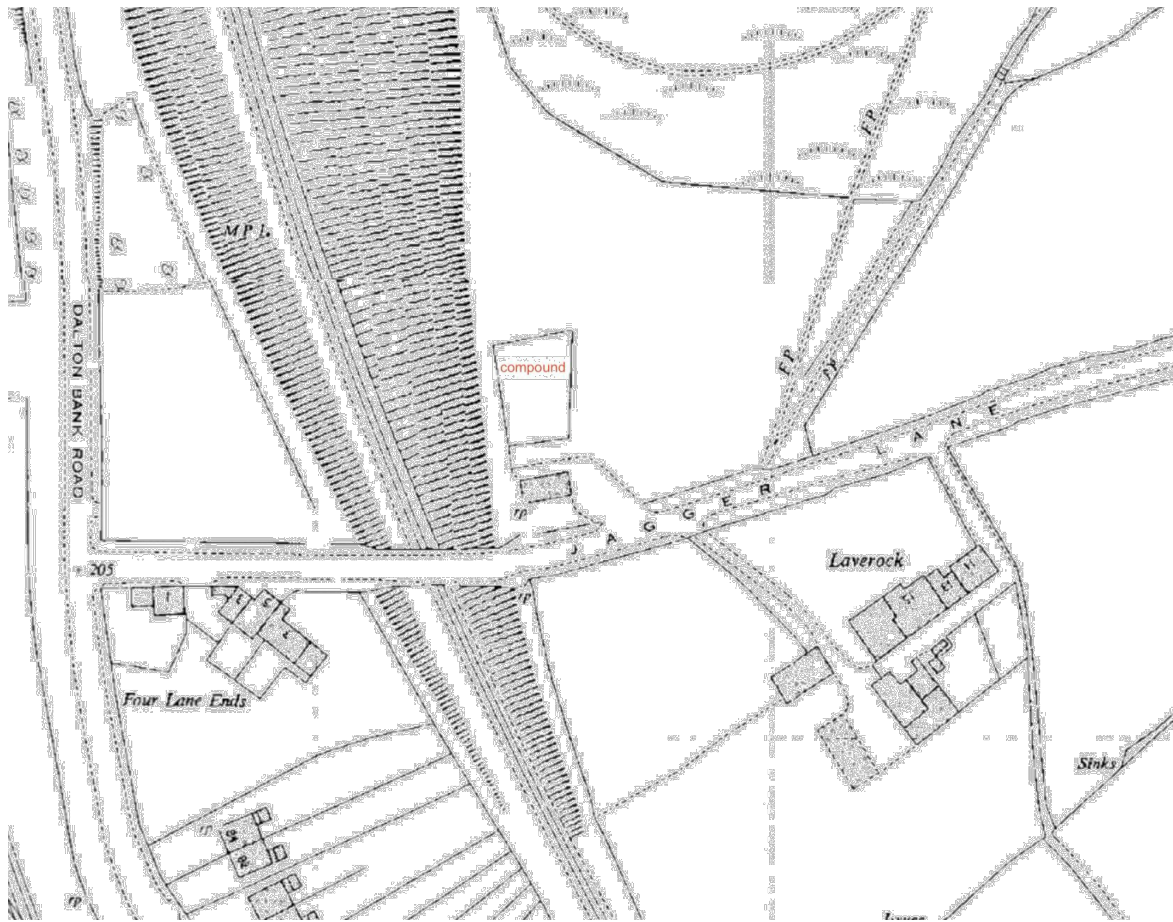
In accordance with the updated National Planning Policy Framework (NPPF), the site meets the definition and criteria for “grey belt” land. This classification further supports the acceptability of redevelopment in this location.

The Kirklees Local Plan is currently under review due to a shortfall in housing delivery. In this context, every new dwelling—regardless of scale—represents a valuable contribution to the borough’s housing supply. The proposal aligns with Policy LP11 and supports the strategic objective of meeting identified housing needs.

Having regard to the above considerations, it is contended that the proposed development would not result in substantial harm to the openness of the Green Belt. Accordingly, the application should be considered favourably.

ADP Architecture and Design Ltd

appendix a



1955 historical map



2011 historical map



Embankment to the north of the existing building



Brickwork & concrete rubble on embankment to the north of the existing building



Brickwork & concrete rubble on embankment to the north of the existing building



Broken up concrete slabs on plateau to the north of the existing building



Broken up concrete & brickwork on plateau to the north of the existing building

This drawing has been prepared specifically for the purpose of obtaining Planning Permission and/or Building Regulation Approval. Its suitability for other purposes, without supplementary details and specifications cannot be guaranteed. The Permissions and/or Approvals are beyond the Architects control, and no guarantee that such will be granted is given or to be inferred by reason of the preparation of this drawing. Only figured dimensions are to be used. All dimensions to be checked on site. This drawing together with the design is the property and copyright of the Architect and must not be reproduced without prior written permission.

P01	Drawing originated	10.11.25	AS	AS
rev.	description	date	drawn	appvd



project proposed dwelling to replace existing garage building
at Jagger Lane, Kirkheaton, Huddersfield
for Mr Paul Henry

title site photos
number 22027D-22-P01
scale NTS
size A3