



**Design and Access Statement
Incorporating Planning Statement
Land Off
Ryecroft Lane
Scholes
HD9 1ST
Reserved Matters**

Introduction

This statement has been created by AKPlanning in support of a reserved matters application for the erection of a single dwelling. Access was approved at outline stage, all other matters are reserved.

Outline planning permission with all matters reserved was granted under reference 2025/60/91464/W.

Site Location and Description

The location plan and aerial view below show the site.



The site is currently occupied by a “C” shaped stable block and is part of a group of buildings used for the keeping of horses.

There are two buildings adjacent to the east.

To the rear of the site is a large two storey height barn.



The Proposal

The application is reserved matters following the outline approval (2025/60/91464/W); access (from Ryecroft Lane) was shown on the outline approval.

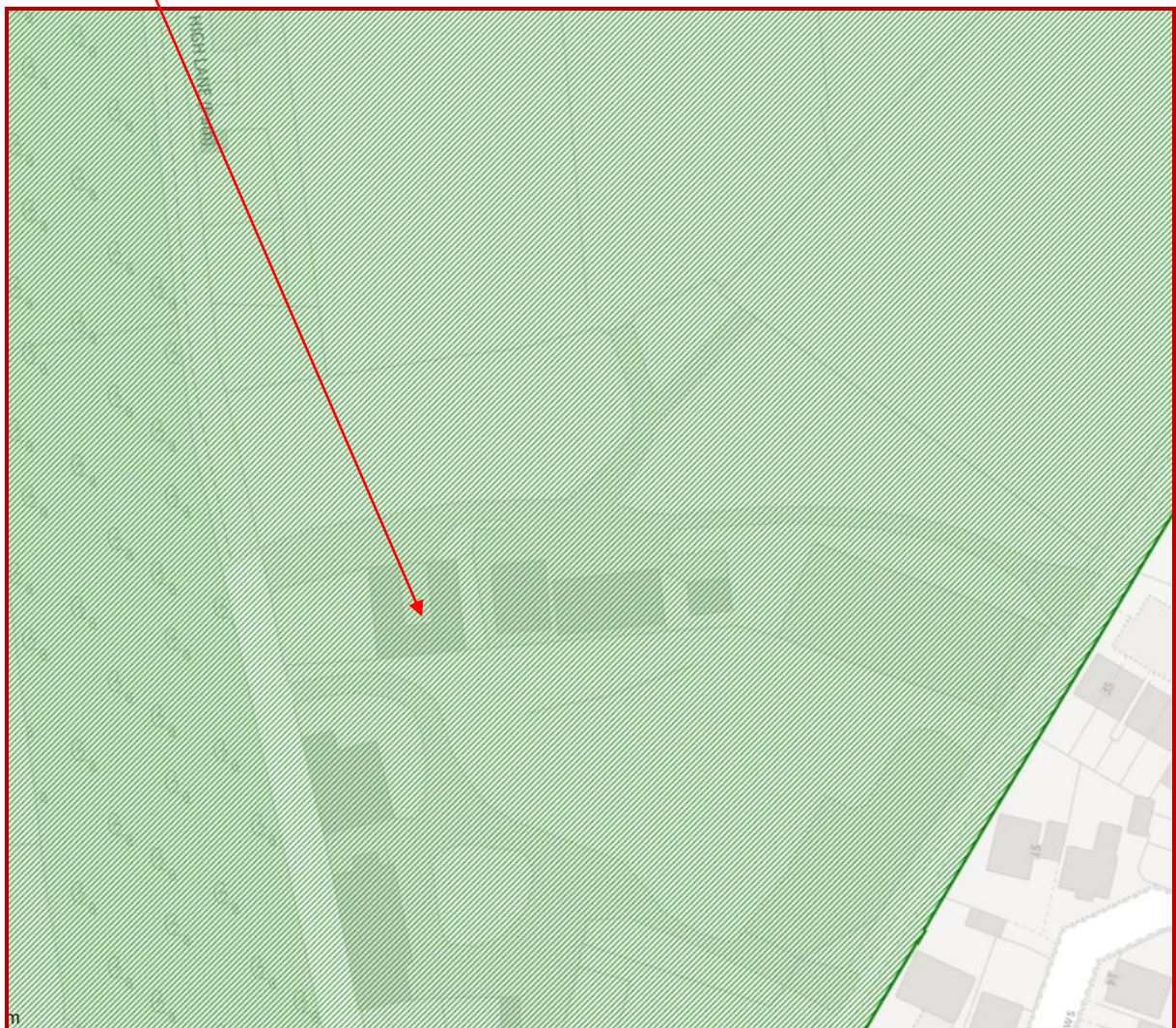
Relevant Planning History

2012/93882 Erection of agricultural shed Granted 14/02/2013

2025/60/91464/W Outline approval

Planning Policy

The site lies within the green belt, as shown on the extract from the Local Plan below: -



Given the outline approval we will not address the principle of development within this statement.

Consideration of The Proposal

Access

As already stated the access is already approved. It is the same access as the land and farm, it already exists.



The site

Access

Landscaping

Given the location of the, which is on a large land holding and in the green belt formal planting and curtilage have been discouraged and are unnecessary. The setting will remain as part of the “land” without the need for a formal garden. This will minimise the “domestication” of the area and help the new dwelling blend into the green belt.

Layout

The layout is already set, although not applied for the limitations of the access and the site location and size has set the layout of this single dwelling.

Appearance and Scale

In designing the new proposal stress has been put on maintaining a simple design in the local vernacular. To this end the proposed materials are local natural stone and blue slate.

The proposed elevations are shown below: -



The basic design is a simple two storey dwelling. Windows and doors are lintelled, but are a modern scale giving plenty of light into the rooms and providing stunning views over surrounding countryside.

The scale is two storey. This is smaller than some recent dwellings constructed adjacent the site.



These are 2 ½ storeys high and include features such as dormer windows.

The setting of the site is within an existing group of farm buildings that are all two storey in height.

The land to the rear of the site also rises upwards and has large barns on it.



Views of the site will be screened by the rising land and barns to the south (rear) of the site, by the farms barn to the east. It will be discrete from most public view points.

Given the location and surrounding buildings the scale has been appropriately left at two storeys as anything higher would become more visible.

Other Matters

The design includes solar panels and bat boxes to assist in energy efficiency and ecological improvements.

Conclusion

The proposal has been designed to respect the local vernacular and of a scale that will sit well with the existing buildings and landscape. It complies with all relevant planning policy.

*AKPlanning
147 Lane Top
Linthwaite
Huddersfield HD7 5SG*

*Contact: Andrew Keeling
E-mail: andrew@akplanning.co.uk
Mobile: 07500965645*



RTPI

Chartered Town Planner