

Planning Justification Statement

Land Adjacent To 38 Saville Road, Skelmanthorpe

1. Introduction

This Planning Justification Statement has been prepared in support of a full planning application for the erection of a two-storey single family dwelling with accommodation within the roof space, together with associated private amenity space, parking and landscaping. The proposed development is located on land adjacent to No. 38 Saville Road, Skelmanthorpe, HD8 9AU.

The application seeks to establish a high-quality residential dwelling on a site which has already been accepted in principle for residential development through an extant outline planning permission for two semi-detached dwellings (Ref: 2021/60/94532/E). The current proposal represents a considered and lower-density alternative to the approved scheme, responding positively to the site's context and surrounding character and aligning with the objectives of the Kirklees Local Plan and the National Planning Policy Framework (NPPF).

2. Site and Surroundings

The application site is located within an established residential area of Skelmanthorpe and is surrounded predominantly by terraced housing with detached and semi-detached dwellings of varying architectural styles. Saville Road is characterised by low-rise residential development, with a mix of traditional and more contemporary housing forms.

The site benefits from an existing vehicular access arrangement and is enclosed by a combination of boundary treatments, vegetation and existing trees, many of which are retained as part of the proposed scheme. The site is sustainably located within the settlement, with convenient access to local services, facilities and public transport.

3. Planning History and Principle of Development

Outline planning permission was granted in 2021 for the erection of two semi-detached dwellings on the site (Ref: 2021/60/94532/E). This consent firmly establishes the principle of residential development on the land and confirms that the site is suitable for new housing in planning terms.

Policy LP2 of the Kirklees Local Plan supports sustainable development within defined settlements where proposals make efficient use of land and contribute positively to housing supply. The site lies within the built-up area of Skelmanthorpe and is therefore an appropriate location for residential development.

The current proposal seeks permission for a single detached dwelling rather than two units. This represents a reduction in residential intensity and associated impacts when compared to the approved outline scheme. As such, the proposal accords with Policy LP2 and Policy LP4, which supports new housing where it is of an appropriate scale and form and integrates well with its surroundings.

4. Description of the Proposed Development

The proposal comprises a two-storey detached dwelling with additional accommodation within the roof space, designed to function as a single family home. The layout provides generous internal living accommodation, including living spaces at ground floor level, bedrooms at first floor level and further accommodation within the loft.

The dwelling is positioned to respect surrounding properties, maintaining appropriate separation distances and ensuring that neighbouring residential amenity is preserved. Private amenity space is provided in the form of a well-proportioned garden area, offering a high level of privacy and usability for future occupants.

Adequate off-street parking is provided within the site, including garage and driveway spaces, together with provision for electric vehicle charging. The proposed block plan also demonstrates a comprehensive landscaping strategy, incorporating retained trees, new planting, permeable surfaces and boundary treatments.

5. Design, Scale and Appearance

The proposed dwelling has been designed to respond positively to the character and appearance of the surrounding area, in accordance with Policy LP24 (Design) of the Kirklees Local Plan. The scale and massing of the building are appropriate for its plot size and are comparable with nearby residential properties.

The inclusion of accommodation within the roof space allows for an efficient and balanced built form without resulting in excessive height or visual dominance. The dwelling reads as a traditional two-storey house within the streetscene, with the roof form and proportions reflecting the established residential character.

The proposed elevations demonstrate a high-quality architectural approach, with materials and detailing selected to complement the local vernacular. The development therefore meets the objectives of Policy LP24 by achieving a positive relationship with neighbouring buildings and contributing to local distinctiveness.

6. Impact on Residential Amenity

The proposed development has been carefully designed to ensure that there are no unacceptable impacts on the amenity of neighbouring occupiers, in accordance with Policy LP26 (Protecting Amenity) of the Kirklees Local Plan.

The reduced scale of development compared to the previously approved two-dwelling scheme results in less overlooking, reduced activity and lower overall intensity of use. Window positioning, separation distances and boundary treatments ensure that privacy is maintained, while the siting and orientation of the dwelling avoids undue overshadowing or overbearing effects.

As such, the proposal fully complies with Policy LP26 and provides a satisfactory living environment for both future occupants and neighbouring residents.

7. Highway Safety and Parking

The development provides sufficient off-street parking to meet the requirements of Policy LP22 (Parking) of the Kirklees Local Plan. Parking provision includes a garage and driveway spaces, together with electric vehicle charging facilities, supporting sustainable travel choices.

Vehicular access arrangements are safe and practical, and the reduction from two dwellings to a single dwelling results in lower vehicle movements than previously approved. The proposal therefore accords with Policies LP21 (Highways and Access) and LP22 and raises no highway safety concerns.

8. Landscaping and Amenity Space

A landscaping scheme is proposed, incorporating retained trees, new ornamental planting, lawned areas and permeable surfacing. This approach accords with Policy LP19 (Green Infrastructure) and Policy LP24 by enhancing the visual quality of the site and reinforcing local landscape character.

The private amenity space provided is generous, well-oriented and appropriate for family occupation, in accordance with Policy LP27 (Amenity of New Development). The proposal therefore ensures a high standard of living environment for future residents.

9. Planning Balance and Conclusion

The proposed development accords with the established principle of residential development on the site, as confirmed by the extant outline planning permission. The proposal represents a lower-density and more sensitive form of development than that previously approved, delivering a high-quality single family dwelling that respects its surroundings.

The proposal complies with relevant policies of the Kirklees Local Plan, including Policies LP2, LP4, LP19, LP21, LP22, LP24, LP26 and LP27, and aligns with the core planning principles of the National Planning Policy Framework. There are no adverse impacts in terms of design, residential amenity, highway safety or landscape character.

In conclusion, the development is fully justified in planning terms and it is respectfully requested that planning permission be granted.

10. Design and Access Summary

Amount

The development comprises a single detached dwelling with accommodation within the roof space. This represents a reduction in the quantum of development compared to the approved outline consent for two semi-detached dwellings.

Layout

The dwelling is positioned to respect neighbouring properties and site boundaries, with clear separation distances and a logical relationship between built form, access, parking and private amenity space.

Scale

The scale of the dwelling is appropriate to its context, presenting as a two-storey property within the streetscene. The roof accommodation is discreetly incorporated to avoid visual dominance.

Appearance

The architectural design has been carefully informed by the established character of the surrounding area and nearby recent residential developments, which predominantly feature natural stone as the principal external material. In line with this context, the proposed dwelling will utilise high-quality natural stone that closely matches the colour, texture and coursing evident within Saville Road and the wider Skelmanthorpe area. This approach ensures the development reinforces local distinctiveness and responds positively to its setting.

In accordance with Kirklees Local Plan Policy LP24 and the principles set out within the Kirklees Residential Design Guide SPD, the proposal places a strong emphasis on high-quality materials and detailing. The stonework is complemented by limited, carefully positioned areas of charred timber cladding. This contemporary material is used in a restrained manner to add architectural interest, articulate key elevations and enhance the individuality of the plot, while remaining subordinate to the dominant stone form.

Both materials have been selected not only for their visual qualities but also for their proven longevity, durability and low maintenance characteristics. Natural stone provides a robust and enduring finish that weathers well over time, while charred timber offers enhanced resistance to decay, pests and weathering, ensuring a long lifespan with minimal ongoing maintenance. This material strategy supports sustainable development principles and reflects the SPD's emphasis on quality, durability and lasting design.

Overall, the combination of traditional stone with subtle contemporary detailing results in a well-balanced, high-quality dwelling that respects local character, achieves visual coherence within the streetscene and delivers a distinctive yet appropriate addition to the area, fully compliant with Policy LP24 and associated design guidance.

Access

Safe and convenient vehicular access is provided from Saville Road, together with adequate on-site parking and electric vehicle charging. Pedestrian access is clear and legible.

Overall, the proposal delivers a well-designed, sustainable and policy-compliant residential development.