

DESIGN & ACCESS STATEMENT

Proposed Pair of Semi-Detached Dwellings

Land Adjacent to 33 Sackville Street, Dewsbury

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the erection of a pair of semi-detached dwellinghouses on land adjacent to 33 Sackville Street, Dewsbury.

The statement explains the design principles and concepts that have informed the proposal and demonstrates how issues relating to access, layout, scale, appearance, landscaping, and residential amenity have been addressed.

2. Site Context

The application site is located within an established residential area characterised by:

- * Two-storey terraced with rooms in roof space and bungalows.
- * Traditional brick and stone construction
- * Private rear garden spaces

The site is situated within a sustainable urban location with convenient access to public transport, local schools, retail facilities and community services.

3. Planning Policy Context

The proposal has been developed in accordance with:

- * The National Planning Policy Framework (NPPF)
- * Adopted Local Plan policies of Kirklees Council
- * Relevant Supplementary Planning Guidance including Space About Dwellings standards

The site lies within the defined urban area where residential development is acceptable in principle, subject to compliance with design and amenity policies.

DESIGN

4. Design Principles

The key design objectives are:

- * To provide high-quality infill housing
- * To respect the scale and character of Sackville Street
- * To comply fully with “space about dwellings” guidance
- * To safeguard neighbouring residential amenity
- * To create functional, well-proportioned family homes

The proposal represents efficient use of underutilised land within the urban area.

5. Layout

The layout has been carefully arranged to:

- * Provide adequate separation distances
- * Ensure private rear gardens for both dwellings
- * Avoid overlooking or overshadowing neighbouring properties

The dwellings are positioned to comply with adopted separation standards between principal elevations and gable elevations, ensuring no unacceptable loss of privacy.

Private rear gardens provide usable amenity space consistent with surrounding properties.

6. Scale

The proposed dwellings are:

- * Two storeys in height with room in roof space.
- * Comparable in ridge and eaves height to adjacent properties
- * Proportionate to neighbouring built form

The scale reflects the prevailing pattern of development along Sackville Street and ensures the proposal integrates naturally within the street scene.

7. Appearance

The architectural approach reflects the character of the area through:

- * Traditional brick and stone construction
- * Pitched roof form
- * Proportionate window openings
- * Materials that complement surrounding properties

8. Landscaping

The proposal includes:

- * Private rear garden areas
- * Defined boundary treatments
- * Soft landscaping where appropriate
- * Hardstanding areas for parking

The landscaping will reinforce the residential character of the area and provide appropriate screening and enclosure.

ACCESS

9. Vehicular Access

Vehicular access will be taken from Sackville Street. Off-street parking provision is included in accordance with local standards to ensure the development does not adversely impact highway safety.

The development is not expected to generate significant additional traffic movements beyond typical residential use.

10. Pedestrian Access

Safe and convenient pedestrian access will be provided to each dwelling directly from the public highway.

The site benefits from good connectivity to local services, public transport routes and community facilities, promoting sustainable travel choices.

11. Inclusive Access

The dwellings will be designed in accordance with Building Regulations to ensure:

- * Level or gently graded access to entrances
- * Usable internal layouts
- * Compliance with Part M requirements

The proposal provides accessible and adaptable homes suitable for a range of occupants.

RESIDENTIAL AMENITY

12. Space About Dwellings Compliance

The development has been designed to fully comply with adopted Space About Dwellings guidance by providing:

- * Appropriate separation distances
- * Adequate garden depths
- * No direct harmful overlooking
- * No unacceptable overbearing impact

The proposal protects the amenity of neighbouring residents and provides suitable living conditions for future occupiers.

13. Sustainability

The dwellings will incorporate:

- * Modern insulation standards
- * Energy efficient glazing
- * High-efficiency heating systems
- * Sustainable drainage arrangements where required

The proposal represents sustainable urban development in line with national policy objectives.

CONCLUSION

The proposed pair of semi-detached dwellings adjacent to 33 Sackville Street, Dewsbury:

- * Complies with national and local planning policy
- * Meets Space About Dwellings standards
- * Respects the character and appearance of the area
- * Protects residential amenity
- * Provides sustainable housing within the urban area

The development constitutes appropriate infill residential.