

Statement in support of a full planning application for the erection of an infill dwelling adjacent **43 Glebe Gate, Thornhill, Dewsbury WF12 0JX**



Jim Granger Architecture and Design Limited has been instructed by Mr & Mrs Martin Lightowler to prepare a full planning application for the erection of a new build dwelling on an infill plot between 39 and 43, Glebe Gate, Thornhill.

Glebe Gate is a residential link road close to Thornhill Community Academy approximately 3 miles from Dewsbury Town Centre and 2 miles from Horbury Bridge. It features a mixture of

semi and detached one and two storey dwellings dating back to the 1930s with a central pocket of later housing from the 1960s.

The original properties are typical of their time with compact brick built gable fronted detached and hipped roofed semi-detached houses all benefiting from long plots with associated outbuildings. The age of the estate means many of the dwellings have been extended although the original design intent and building line remain clearly legible.

The applicants currently live on the Northern side of the street facing the extended garden of 43 Glebe Gate. Conversations with their neighbour regarding the gap in the streetscape and the history of the site encouraged the applicants to explore possibilities and have ultimately led to this application.



The proposed plot has been defined by the existing garage to no. 43 and boundary to no. 39 Glebe Gate, projected back to the rear of the properties on Partridge Crescent to the South, an area of 513sqm.

An opening is proposed in the existing stepped brick boundary wall and associated hedge to the highway to allow access to a parking apron serving the new dwelling. The submitted scheme is based on the internal arrangement of the applicants existing house – one of the later infill properties to the North of Glebe Gate - and the architectural language of the housing opposite.

The dwelling features a gable front to the street with a set back perpendicular block to the side, matching the rhythm and proportions of the streetscape. To avoid simply cloning the adjacent properties the bay feature is reimagined as a full height opening with an infill panel and the render and brickwork plinth of the later housing is employed to add material contrast to the adjacent houses.

The front door of the new dwelling is positioned to match the pattern of its neighbours and leads into a small hall space. A through lounge links to a large family space to the rear with French doors onto a rear patio and landscaped rear garden.

The side block provides service spaces at ground floor with an accessible wc, utility room and storage space accessed from the parking area to the front.

At first floor level the straight flight stair serves a return landing with larger bedrooms to the rear and a study and single bedroom to the front elevation. Bathroom spaces are located centrally with obscure glazed windows to the side elevations.

Glebe Gate is in Flood Zone 1 with low probability (less than a 0.1% chance) of flooding.



### **Planning Considerations**

The NPPF sets out the Government's planning policies for England and how these are expected to be applied, alongside other national planning policies. It advocates a presumption in favour of development.

The Kirklees Local Plan (KLP) was adopted by the Council on 27 February 2019. Its policies are aligned with those in the NPPF. The Local Plan is supported by the Kirklees Housebuilders Design Guide Supplementary Planning Document adopted in 2021.

The site is unallocated in the Local Plan and there are no associated applications on the Planning Portal but the following policies are considered pertinent:

LP2\_Place Shaping,  
LP24\_Design,  
LP30\_Biodiversity.

The application site has been identified by the applicants as an opportunity to create an attractive 3 bedroom property within a broken building frontage, helping (in a small way) to reduce the shortfall in housing within the district.

The existing street scene offers strong design prompts in terms of form, scale and materials which have been largely followed, although as noted elsewhere deliberate variations have been included to better reflect the evolved nature of the building stock.

*Principle of development\_* NPPF Paragraph 11 and LP1 both advocate a presumption in favour of sustainable development unless other policies restrict it. Since Kirklees is currently unable to demonstrate a five-year supply of deliverable housing sites policy suggests permission should be granted.

The Glebe Gate site is a former house plot within an established residential area. The addition of a single dwelling is considered both acceptable and appropriate.

*Visual amenity\_* As previously noted, the existing housing stock is established with a strong architectural language which remains legible despite numerous additions. The proposed dwelling references the steeply pitched gable frontage of its neighbours and follows the existing building line. The rising topography steps the streetscene and the new dwelling sits comfortably between its two neighbours.

The Housebuilders Design guide encourages the use of prevalent materials and detailing to reflect the character of the area. The use of a brick plinth below rendered wall surfaces matches the applicants original house and offers a visual contrast to the brick neighbours. Similarly the faux bay feature reflects the typical detail without slavishly following it.

*Residential Amenity\_* Both the NPPF and Local Plan (LP24) seek high standard of amenity of existing and future occupiers. The proposed dwelling follows the existing building line ensuring separation distances match existing – which exceed 21m between habitable windows. Despite the extended floor plan the applicants have resisted the opportunity to add windows at ground floor level – bar a high level slot window to the Utility room – and have limited first floor openings to the side elevations with obscure windows serving the sanitary spaces.

The adjacent properties have largely blank side elevations – 43 Glebe Gate has ground floor windows to the extensions but these face the retained garage and the first floor clear glazed landing window is approximately 7m from the new dwelling and slightly elevated above it.

39 Glebe Gate also has a side window to the rear extension which is approximately 6m from the new building but this is considered a secondary opening.

It is opined that the proposed dwelling will not adversely impact residential amenity.

In terms of the applicants, the new dwelling benefits from a long plot which will be landscaped to specialist detail. The building line brings the dwelling close to the road ensuring generous space for both external seating, planting and lawn spaces.

The dwelling has a footprint of 93.2sqm and a floor area of 159.2sqm, comfortably exceeding space standards for a two storey, three bedroom property.

*Highway Safety\_* The proposed scheme provides surface parking for two vehicles. The parking apron provided provides insufficient space to allow a vehicle to turn to access and egress the highway in a forward gear but this arrangement is ‘standard’ for Glebe Gate, the roadway is wide with both a footpath and verge ensuring good visibility and vehicle speeds are generally low.

The site is in a sustainable location with excellent public transport links including a regular bus service on B6117 to Dewsbury and Wakefield linking to main line rail stations.

**Access\_** As previously noted, access to the new property will be taken straight from the street with an extended dropped kerb leading to the parking parking apron and a ramped approach to the front door. Internally any projection and/or fixed objects on circulation routes will not reduce the effective width of the clear space below 750mm. The position of all accessible switches and socket points are to comply with the requirements of Approved Document Part M2, Section 8, diagram 29 - set at a maximum of 1200mm above finish floor level.

**Climate Change\_** The issue of Climate change will be addressed through the construction of the new building. The envelope will exceed the requirements of the current Building Regulations in terms of Part L and Thermal Performance and the dwelling will be served by an Air Source Heat Pump and underfloor heating on thermostatic controls. Lights will be energy saving and will be fitted with timers whilst water saving devices will be fitted to all sanitaryware. The applicant is in discussion with a local contractor and will use locally sourced materials. Waste will be limited as far as possible whilst recycling provision will also be provided.

**Ecology\_** The existing site is a domestic garden and considered to have relatively low worth in terms of Habitat Units as evidenced by the Preliminary Ecological Assessment which accompanies this application. As a self-build scheme the proposals are exempt from the

mandatory 10% Biodiversity Net Gain requirement but in accordance with NPPF (2024), The Environment Act 2021, and Policy LP30 Biodiversity & Geodiversity of the Kirklees Local Plan, the development will incorporate features to encourage biodiversity and retain and where possible enhance existing features of nature conservation value within the site.

Nesting and roosting opportunities will be incorporated into the building fabric – a bat tube facing South, a Swift Terrace facing North as specialist detail and new landscape planting including trees and shrubs will feature native species which bear fruit and nectar.

Lighting will be designed in accordance with ILP 2023 whilst perimeter fencing will include openings to allow the free circulation of hedgehogs.

The two non-native invasive plant species identified on site - wall cotoneaster and variegated yellow archangel – being superficially-rooted species can be eradicated by physical excavation and any arising burnt on site.

**Site Inspection**\_A walkover inspection of the site has revealed no evidence of subsidence or defects. The site lies within the Coal Mining reporting area but the risk assessment which accompanies this application concludes that there are no risks associated with mine workings. The associated Desk Top Study similarly concludes that there are no extraordinary risks associated with the site and beyond a watching brief no further measures are recommended.

**Utilities**\_Capacity studies will be undertaken post planning but Utility records show gas, electric and broadband services are available immediately adjacent to the site within the street.

**Drainage**\_ Record drawings show foul and surface water drainage is available within Glebe Gate and based on the compact nature of the site it is proposed to seek permission from Yorkshire Water to connect the new dwelling to the existing mains drainage.

It is opined that the scheme as proposed is in accordance with planning guidance, constitutes sustainable development and should therefore be approved.