

Land to the East

12a Commercial Road
Skelmanthorpe
Huddersfield
HD8 9DA

June 2026

Design and Access Statement

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This application seeks outline approval on the proposed development of a brownfield site for a new build 4 bedroom detached dwelling.

01 The Site

The site has an area 0.066 Ha [including the access road] and is set back from the main road running through Skelmanthorpe, a classified B Road (B6116).

There is one existing stone detached house to the West of the application site and this is occupied by the applicant, to the East is a village bowling green and to the South there are residential dwellings. The site has a slight incline to the South and shares a boundary with a public right of way DEN/49/10.

The site is in the centre of Skelmanthorpe in a predominantly residential area. The existing dwellings in the area and adjacent to the site are mainly two storey detached family houses generally constructed from stone. Most have in-curtilage car parking in the form of drives and street parking is readily available for visitors.



Aerial google map showing the site in context.

02 Use

This application is for a single detached 4 bedroom dwelling. The proposed dwelling will be two storeys in height to reflect the typical scale of the adjacent buildings. The layout of the dwelling will be arranged as typical family home with bedrooms on the first and living accommodation on the ground floor. There will be space for 3 parked cars to the front of the new dwelling and amenity space will be located to the south of the site.



Proposed site layout.

03 Proposals

The proposals seek to provide a family home with parking that will follow the “URBAN” model of a traditional dwelling. The site is located within an existing neighbourhood where there is already an established network of facilities in close proximity with easy access to Wakefield, Huddersfield, Manchester and Leeds. The aim of the proposals will be to develop a high quality building that sit comfortably within its surroundings.

The proposed elevations will follow the established building heights with the plan taking the form of a traditional two story dwelling. This will allow harmonious overall designs typical to the character of the area. The development and amenity space has been positioned and designed to receive adequate sunlight, and the daylight available to adjoining properties will not be compromised.

04 Standard of Accommodation

The proposed dwelling will be located within an established residential area, and as such will not be adjacent to any “bad” neighbours in residential terms. The space about the proposed dwelling in relation to the existing properties meets the recommended policy standards and will maintain privacy and amenity to those existing surrounding occupants. A large family kitchen dining room will occupy the ground floor of the house, positioned to make best use of the secluded landscaped garden. The bedrooms are on the first floor and benefit from a house bathroom and en-suite to the master bedroom.

The existing dwelling to the south has a separation distance of 31m which exceed the recommendation for residential properties. The existing dwelling to the West is owned by the applicant and the windows to this dwelling are either frosted glazing to the bathrooms and e-suites or secondary windows that can be lost without compromising the existing use of the room.

05 Scale

The proposed dwelling will be two storeys with a massing and roof form to replicate the vernacular of other similar sized buildings within the area.

The design of the dwelling seeks to create buildings of high aesthetic quality through the careful and considered approach to proportion, materials, form and scale whilst respecting the more traditional properties within the area. The traditional styled dwelling will be carefully detailed using traditional materials so that it sits comfortable within its established residential area.

06 Amenity Space

The design and size of amenity space should be considered in relation to the individual circumstances and should consider development form, siting of buildings to public open space and dwelling types. Private outdoor space will be provided for activities such as sitting out, children’s play, drying clothes and gardening. Each of these spaces can be positioned and designed to take account of orientation, types of uses and aspect. The private garden space to the rear is 150m2 and is proportional to the size of dwelling being proposed.

The dwelling will be designed to meet with the areas and specification detailed within the National Described Space standards and will comply with Approved Document M4[2] requirements for accessibility.

07 Highways

The new dwelling will have vehicular access from Commercial Road via an established shared private drive and will have 3 off street parking spaces provided to the front of the dwelling. The shared drive is of a suitable width and has a 2.4m x 43m visibility splay at the junction with Commercial Road meaning there is adequate visibility for vehicles exiting from the site. The private drive is already in use as an established access for two existing dwellings with parking for 5 cars which will be maintained.

Within the site there is adequate turning provision for all cars so that they can exit the site in a forward gear and turning provision indicated on the proposed site plan for a fire tender should the distance from the highway exceed the distance set out in the approved building control documents.

On bin collection day, bins will be taken to the back edge of Commercial Road for collection. A shared bin collection point is shown on the proposed plans, and this is well positioned so that bins can be presented on collection day without obstructing the existing footway. This is the process already established by the property at number 12a Commercial Road.

The site is located in the centre of the village and as such is considered to be within a sustainable locations with access to various public transport connections and local amenities within easy walking distance. The private garden area will be capable of providing secure storage for bikes and an EV charge point would be provided adjacent to the parking spaces.



View towards access along Commercial Road



View towards access along Commercial Road

08 Climate

The dwelling will be designed to achieve the future homes standards for 2027 with air source heat pumps and onsite electric generation being the primary source of heating and power for the dwelling. The build will adopt a fabric first approach and designed to make best use of the south facing orientation where larger glazed area will be provided for natural heat gains in winter and smaller glazing area to the north elevation. The dwelling will include battery storage and have mechanical ventilation and waste water with heat recovery to assist with providing the best EPC rating possible.

One electric vehicle recharging point shall be installed adjacent to the parking bays with the cable and circuitry ratings specified to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps.

09 Drainage

The proposed development is sited within a domestic garden. The dwelling at number 12a Commercial Road established a foul drainage connection and an existing inspection chamber to the top of the drive will allow easy connection for the proposed dwelling. No connection has been provided for the surface water drainage as this is directed to a soak-away on site and all hard standing areas are designed to be permeable so that all surface water is managed onsite and not added to the adopted network.

- The site is located within flood zone 1
- Flooding from rivers or sea is, very low risk.
- Surface water flooding is, low risk
- Flooding from reservoirs is unlikely.
- Flooding from ground water is unlikely.

10 Ecology

The proposed development site is a domestic garden with no notable habitats present on the site. There are no priority habitats near to the site.

As part of the proposed development, the existing established boundary hedge to the East will be maintained and where possible the existing trees on site will be retained. The illustrative site plan indicates that three silver Birch trees are removed with new tree replacment planing on site. The development will also provide opportunities to increase provisions for nesting birds and roosting bat boxes and the provision of bee keeping on site will be retained.

11 Conculsion

The site is without notation on the Kirklees Local Plan. Policy LP1 of the Kirklees Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in Chapter 2 of the National Planning Policy Framework. Policy LP2 sets out that, in order to protect and enhance the character of places, all development proposals should seek to build on the opportunities and help address the challenges identified in the Local Plan.

Paragraph 11 of the National Planning Policy Framework (NPPF) advises that plans and decisions should apply a presumption in favour of sustainable development. It adds, within the same paragraph, that where the policies in the Development Plan, deemed most relevant to the consideration of the proposal in question are out-of-date, the default position is that planning permission should be granted unless: -

a) policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or

b) any adverse impacts of so doing would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

In the case of applications for residential development such as this, the NPPF adds that policies will normally be considered ‘out of date’ if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing land.

The Council’s inability to demonstrate a five-year supply of housing land weighs in favour of housing development but has to be balanced against any adverse impacts of granting the proposal.

The proposal seeks to erect a two-storey detached property within Skelmanthorpe and would assist in meeting the housing needs of the Council. This would be ‘in line’ with the aims of Chapter 5 of the NPPF, which states that small developments such as this can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.

In terms of design, Policy LP24 of the Kirklees Local Plan is relevant, in conjunction with Chapter 12 of the National Planning Policy Framework. Policy LP24, together with the Housebuilders Design Guide SPD, suggests that proposals should promote good design by ensuring, among other things, that the form, scale, layout, and details of all development respects and enhances the character of the townscape, heritage assets and landscape. Furthermore, it requires that proposals protect the amenity of future and neighbouring occupiers and promote highway safety and sustainability.

In this case, the detailed contained within this report demonstrates how this can be achieved.

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby Paragraph 131 provides a principal consideration concerning design which states: *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*

Kirklees Local Plan Policies LP1, LP2 and LP24 all seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity. Policy LP24 states that proposals should promote good design by ensuring: *"the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape…"*

Paragraph 133 of the NPPF sets out that design guides and codes carry weight in decision making. Of note, Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Also relevant to this is the Kirklees Housebuilders Design Guide SPD 2021, which aims to ensure future housing development is of high-quality design.

Principle 2 of the Kirklees Housebuilders Design Guide SPD states that: *"New residential development proposals will be expected to respect and enhance the local character of the area by:*

- *Taking cues from the character of the built and natural environment within the locality.*
- *Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details.*
- *Illustrating how landscape opportunities have been used and promote a responsive, appropriate approach to the local context.*

Further to this, Principle 13 of the Housebuilders Design Guide states that applicants should consider the use of locally prevalent materials and finishing of buildings to reflect the character of the area, whist Principle 14 notes that the design of openings is expected to relate well to the street frontage and neighbouring properties. Principle 15 states that the design of the roofline should relate well to site context.

The proposal seeks to erect a two-storey detached dwelling within the grounds of 12a Commercial Road. Although the dwelling would not adjoin to an existing building line on site, it is considered that the property would sit comfortably in relation to neighbouring buildings. With regard to footprint and massing, the proposed dwelling would not be out of keeping with the neighbouring properties given that the locality lacks coherent character and there is already a degree of variation with regard to scale and design. The application site is also of a sufficient size to support the dwelling, as proposed with a driveway to the side and front and private outdoor amenity space to the rear. The plot is also large enough to accommodate one detached dwelling without the development appearing overly cramped or causing undue harm to the character and appearance of the area.

In summary, it is considered that a development which meets the policies of Chapter 12 of the NPPF, by contributing positively to the surrounding area, as well as policies LP1, LP2, LP11 and LP24 of the Kirklees Local Plan and principles 2, 5, 6, 13, 14 and 15 of the Council's adopted Housebuilders Design Guide could be achieved subject to an appropriately designed dwelling being proposed with any future reserve matters application.