

DESIGN AND ACCESS STATEMENT PLANNING SUPPORTING STATEMENT

location	Land Adjacent to 75 Royds Avenue, New Mill, Holmfirth, HD9 1LL
application	Outline for 1 Dwelling
client/applicant	Ms C Tootill
job number	25/1292
date	April 2026

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INTRODUCTION

This statement accompanies an outline planning application for the construction of a single dwelling on land to the side of 75 Royds Avenue, New Mill.

The purpose of the submission is to demonstrate that the site is suitable for residential development in principle, and that a dwelling can be accommodated without adverse impact on the character of the area or neighbouring amenity.

The proposal represents a small-scale addition within an established residential setting and seeks to make effective use of land that currently forms part of a domestic garden.

LOCATION

The site is located on Royds Avenue, within the settlement of New Mill, which forms part of the wider Holmfirth area. The surrounding streets are predominantly residential and comprise a mix of terraced and semi-detached properties arranged along a well-defined street pattern.

Royds Avenue is a typical residential road serving existing housing, with further dwellings located on adjacent streets including Lydgate Close. The area is characterised by consistent building lines and a cohesive built form, albeit with some variation in architectural detailing reflective of different construction periods.



The site benefits from easy access to local amenities within New Mill and Holmfirth, alongside established public transport links, ensuring it functions as a sustainable location for additional housing.

Kirklees Metropolitan Council does not offer any allocation to the land, and it is not located within a conservation area or The Green Belt.

DESCRIPTION

The application site comprises part of the side garden area associated with the existing dwelling at 75 Royds Avenue. The land is currently laid to grass and is enclosed by a combination of timber fencing and domestic boundary treatments which define the extent of the residential curtilage.

The site occupies a relatively open position when viewed from Royds Avenue, forming a noticeable gap between built form within an otherwise continuous residential frontage. While it functions as private amenity space, it does not contain any permanent structures of architectural merit and makes a limited contribution to the character or visual quality of the street scene.

The surrounding area is strongly residential in nature, with properties positioned in close proximity and arranged in a consistent pattern along Royds Avenue and adjacent streets. Dwellings are typically two-storey in height, constructed in brick, and follow a relatively uniform building line, although minor variations in siting and detailing are evident throughout the street.

The application site is enclosed to the East by neighbouring residential properties and their associated garden areas, while Royds Avenue provides a clear and direct frontage to the West. The relationship with surrounding properties is typical of suburban residential layouts, with clearly defined plot boundaries and established patterns of overlooking and separation.

The land is relatively level and free from significant physical constraints that would restrict development. There are no known ecological, heritage or landscape designations affecting the site.

In its current condition, the site represents an underutilised parcel of land within an established residential area, the existing garden area is disproportionate to the existing dwelling. Its development for a single dwelling presents an opportunity to reinforce the existing street frontage, make more efficient use of land, and provide a form of development that is consistent with the surrounding character.

PROPOSALS

The proposed development comprises the erection of a single dwelling within the side garden of No. 75 Royds Avenue, together with associated parking and private amenity space.

The application is submitted in outline; however, the accompanying drawings demonstrate that the site is capable of accommodating a well-proportioned dwelling that responds appropriately to its context and constraints.

The indicative layout shows the dwelling positioned to the side of the existing property, maintaining suitable separation distances to neighbouring dwellings and reflecting the established pattern of development along Royds Avenue. The siting has been carefully considered to ensure that the proposal integrates with the existing built form and does not appear cramped or overdeveloped.

In terms of internal arrangement, the dwelling is anticipated to provide typical residential accommodation across two floors. The ground floor is expected to comprise a principal living space, kitchen/dining area, entrance hall and W/C, while the first floor would accommodate 2 bedrooms, a study and a family bathroom. This arrangement reflects the layout of surrounding properties and ensures that the dwelling would meet modern residential expectations.

Private amenity space is provided within the site, offering a usable outdoor area that is proportionate to the scale of the dwelling and consistent with neighbouring plots. The existing property, No. 75 retains a front garden, rear garden/patio and its existing off street parking area, reducing the amenity space in line with other adjoining properties.

Vehicular access is proposed directly from Royds Avenue, an existing unadopted road.

Parking provision is accommodated within the curtilage of the site, with space for off-street parking in accordance with local guidance for a dwelling of this size. The arrangement allows for safe entry and exit to the highway and ensures that the development does not place additional pressure on on-street parking within the surrounding area.

Although detailed design is reserved, the submitted plans clearly demonstrate that the development can be delivered in a manner that respects neighbouring amenity, maintains appropriate spacing and integrates successfully within the existing residential environment.

APPEARANCE

The following materials are proposed:

Walls	-	Facing brickwork to match existing context.
Roof	-	Concrete Roof Tile to match existing context.
Rainwater Goods	-	Upvc guttering & downpipes.
Windows & Doors	-	Upvc windows & doors

MEANS OF ACCESS

The access will be provided via an existing vehicular access point to the West/North of the site from Royds Avenue.

LAYOUT

The proposed site plan indicates the layout and relationship to the other adjacent properties.

SCALE

The proposed dwelling has been carefully designed to ensure it sits seamlessly within the site and does not present an overbearing impact on other adjacent properties.

PLANNING HISTORY

There is no planning history relating to the site available on public online record.

POLICY DESIGNATION

The application site is undesignated following the adopted Local Plan 2019, as indicated within this statement.

ASSESSMENT OF PROPOSALS

The proposal has been considered against the relevant provisions of the National Planning Policy Framework (NPPF), which places significant emphasis on the delivery of sustainable development.

The NPPF encourages the effective use of land within existing settlements, particularly where development can make use of existing infrastructure and services and where it responds positively to local character.

At a local level, the Kirklees Development Plan supports residential development within defined settlement boundaries, subject to proposals demonstrating good design, safeguarding residential amenity and ensuring highway safety. The application site lies within such a settlement and within an area where residential development is well established and dominant in character.

The proposed development aligns with these objectives by delivering a modest and sustainable form of housing which makes efficient use of land within an existing residential area, without encroaching into the countryside or introducing an incongruous form of development.

The Council has a presumption in favour of sustainable development as outlined in Local Plan Policy LP3 and paragraphs 7-14 in the NPPF. Paragraph 8 sections a-c, in the NPPF states that sustainable development is achieved through economic, social and environmental objectives that include,

“ensuring that sufficient land of the right types is available in the right places at the right time to support growth; ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”.....”to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

Paragraph 125, section d on the NPPF (National Planning Policy Framework) states;

“125. Planning policies and decisions should

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively”

Kirklees Local Plan Policy, LP3 (Delivering Growth and Sustainable Development - Location of new development) states;

“2) Development will be permitted where it supports the delivery of housing and employment growth in a sustainable way, taking account of the following criteria;

..... d. ensuring delivery of housing and jobs in smaller settlements to meet local housing and employment needs”.

The application site is located on land which is unallocated in the Kirklees Local Plan.

The site is located within the urban settlement of New Mill, with many other residential properties surrounding the site.

New Mill itself has a series of local amenities such as schools, food outlets, local shops etc. There are multiple bus stops in very close proximity to the site allowing for a strong connection to public transport.

The 2025 update of the five-year housing land supply position for Kirklees shows 4.18 years supply of housing land, and the 2023 Housing Delivery Test (HDT) measurement which was published on 12/12/2024 demonstrated that housing delivery for Kirklees for the past three years (April 2020-March 2023) has fallen below the 75% pass threshold.

As the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, and delivery of housing has fallen below the 75% HDT requirement, it is necessary to consider planning applications for housing development in the context of NPPF paragraph 11 which triggers a presumption in favour of sustainable development. This means where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, the National Planning Policy Framework (NPPF) [11d] triggers the '*tilted balance*'.

This means planning permission should be granted unless policies protecting specific areas/assets provide a clear reason for refusal, or adverse impacts significantly and demonstrably outweigh the benefits.

We believe that this site provides a feasible parcel of land to create extra housing provision in the area when taking the above policy notes into account.

HOUSING SUPPLY

Paragraph 61 in the NPPF (Delivering a sufficient supply of homes) states;

"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed"

Paragraph 72 states;

".....planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of: a) specific, deliverable sites for years one to five of the plan period"

The following paragraph, Para.73 states;

"Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly"

This paragraph goes on to state; local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes"

We contend that this proposal presents a development on a suitable site, that will benefit the local community and provide housing on unassigned land.

The principle of development, in terms of sustainable development and housing supply, is therefore considered to be acceptable in that it complies with paragraphs 7-14 and the aims of Chapter 5 in the National Planning Policy Framework.

Local Plan Policy

Local Plan Policy LP24 (Design) states;

“Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

Proposals should promote good design by ensuring;

a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;

c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

d. high levels of sustainability, to a degree proportionate to the proposal, through:

- i. The re-use and adaptation of existing buildings, where practicable;*
- ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;*
- iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;*
- iv. where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;*
- v. providing charging points to encourage the use of electric and low emission vehicles;*
- vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;*
- vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;*
- viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.*

e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;

f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;
g. any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;
h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;
i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and
j. the provision of public art where appropriate.”

The KMC Housebuilders Design Guide SPD also sets out what the Local Authority considers to be good, high-quality residential design through a number of factors.

The relevant principles in relation to this scheme in terms of design and visual amenity are as follows:

Principle 2 – Context

Principle 5.2 – Built form and the building line

Principle 9 – Home Design

Principle 7.8 – Street Design

Principle 7.9 – Parking

Principle 8.1 – Materials and Detailing

Principle 8.2 – Windows and Doors

Principle 8.3 – Rooflines

The proposed development is for one two-storey, end terrace dwelling with associated parking. The property will appear, from the principal elevation as a continuation of the existing street scene as the design follows that of the existing property at 75 Royds Avenue.

We contend that the design of the dwelling, specifically considering the materials and neighbouring properties, is sympathetic in nature, and in keeping with the local character of the street scene in relation to the neighbouring properties. We consider a differing property material would cause visual harm to the location.

The dwellings to the eastern side of the proposed property have a linear frontage, a definitive building line. This theme is continued.

Two off street parking spaces are afforded to the proposed 2 bedroomed property.

Given the above, we consider, that the proposals are acceptable in relation to design and visual amenity and comply with Local Plan Policy LP24, paragraph 130 in the NPPF and the relevant Principles in the Kirklees Housebuilders Design Guide.

Residential Amenity

Careful consideration has been given to the relationship between the proposed dwelling and neighbouring properties. The indicative siting ensures that appropriate separation distances are maintained, thereby avoiding unacceptable overlooking, loss of privacy or overbearing impacts.

Given the scale of the proposal and its context within an area already characterised by residential development, it is considered that the development would not give rise to significant adverse impacts on the living conditions of existing or future residents.

Principle 6 in the Housebuilders Design Guide SPD states; *“Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.”*

Principle 16 (Internal Space Standards) and Principle 17 (Outdoor Space) in the SPD are also relevant in relation to residential amenity.

The proposal follows the theme set by the adjacent properties surrounding the site with having minimal/no openings to the side elevations and a focus of habitable spaces overlooking the northern and southern boundary as is prevalent with the existing properties on this row. This layout and orientation protects against any overlooking issues.

Highways and Accessibility Matters/AD Part M

Access to the site is taken from the existing access road to the North West of the site from Royds Avenue which currently serves the existing properties to the east of the site, which is an established access capable of accommodating the level of traffic associated with such a small single dwelling. The development will generate a negligible increase in vehicle movements and will not have a detrimental impact on highway safety or traffic conditions in the area.

Adequate space is available within the site for parking and turning, ensuring that vehicles can enter and exit the site in a safe and convenient manner.

Two off-street parking spaces are proposed to the North of the proposed dwelling this follows the guidance for two bed properties in the Kirklees Highways Design Guide SPD.

Given the vehicles on Royds Avenue travel at a low speed, the proposed parking/driveway arrangements with direct access onto the street is therefore considered to be acceptable from a highway safety perspective and would also be in keeping with the other properties along the street.

The application site is located within a sustainable location. The site is served by public transport (buses). New Mill can provide all the daily required services/amenities. The services and amenities include, but are not limited to, a post office, co-op, shops, Pharmacy, schools, nursery, café, church, restaurant, take aways, bowling club, working men's club and butchers, etc. The local services within New Mill, as mentioned earlier, are all in close proximity within walking distance.

The nearest bus stop to the proposed development is located on Royds Avenue, circa 35m from the proposed dwelling.

The proposed dwelling has been designed to comply with part M of the Building Regulations.

The proposals are therefore considered to be acceptable with regards to access, highway safety matters and sustainability. The proposals therefore accord with the aims of Chapter 9 in the NPPF, policies LP20, LP21 and LP22 in the Local Plan and the relevant guidance in the Kirklees Highways Design Guide.

Drainage/Flood Risk

The site is located within Flood Zone 1 and is therefore at low risk of flooding. The proposed development is not expected to increase flood risk elsewhere. Surface water drainage matters can be appropriately addressed at the reserved matters stage.

Climate Change

A Climate Change Statement is submitted as part of the application. Climate change mitigation measures have been incorporated into the proposals. These include;

- Smart energy metering
- LED lighting to be installed
- Materials to be sourced locally where possible
- EV charging facilities to be installed to dwelling
- Soft landscaping within the application site to help minimise surface water run-off
- Solar panels to south roof slope of dwelling.

The proposed development would therefore have a positive impact on climate change and accords with Local Plan Policy RE1.

Ecology

We contend the site has limited ecological value.

Existing landscaping, specifically the boundary treatments are to be enhanced/replaced with added vegetation and green space.

Should the KMC ecologist require bat/bird boxes to be incorporated into the proposed building we would be more than willing to discuss this.

We contend the above ensures an acceptable level of consideration with regards to biodiversity and therefore complies with Local Plan Policy LP30, Principle 9 in the Housebuilders Design Guide SPD and the aims of Chapter 15 in the NPPF.

CONCLUSION

The proposed development has been carefully considered in the context of the site, its surroundings and the relevant provisions of both national and local planning policy.

The application site is located within an established residential area where the principle of housing is already well established. The proposal represents a logical and efficient use of underutilised garden land, contributing towards the delivery of additional housing within a sustainable location.

The indicative layout demonstrates that a single dwelling can be accommodated within the site without appearing cramped or out of character, and in a manner which reflects the existing pattern of development along Royds Avenue. The proposal would reinforce the built frontage and integrate naturally within the street scene.

In terms of design and scale, the development has been conceived to sit comfortably alongside neighbouring properties, respecting the prevailing form, height and proportions of surrounding dwellings. It is not considered that the proposal would appear visually dominant or give rise to harm to the character of the area.

Careful consideration has also been given to the relationship with adjacent properties. The siting and arrangement of the dwelling ensures that appropriate separation distances can be maintained, and that there would be no unacceptable impacts in terms of overlooking, loss of privacy or overbearing presence.

The proposal provides adequate space for parking and amenity, and access can be achieved safely from Royds Avenue without detriment to highway conditions.

There are no known technical or environmental constraints that would prevent development of the site, and any detailed matters can be appropriately addressed at the reserved matters stage.

We trust the above is deemed acceptable justification to enable the Local Planning Authority to support this planning application.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.

APPENDIX A
SITE/PROPERTY PHOTOS







