HILL RISE
ARCHITECTURE

15th June 2026
Ref 2026/130-1 PCL

Land Adjacent 5 Fernside Avenue, Almondbury

Planning Cover Letter

1. Project Summary

Site Address:
Land & Building adjacent to
5 Fernside Avenue
Almondbury
Huddersfield
HD5 8NR

Proposal Description: Erection of self build bungalow.

2. Introduction

This Planning Statement has been prepared in support of a planning application for the erection of a detached self-build bungalow on land adjacent to Fernside Avenue, Almondbury.

The proposal forms part of a wider redevelopment strategy for the site following its purchase by the applicants. A separate concurrent planning application has been submitted for the demolition of an existing building and erection of a replacement dwelling on the southern section of the site. Whilst the applications are submitted independently, they relate to the comprehensive redevelopment of the wider site and should be considered in conjunction with one another.

The proposed bungalow has been designed as a bespoke self-build home for the applicants and will provide a long-term residence capable of meeting their needs throughout retirement and later life. The dwelling has therefore been carefully planned to provide accessible single-storey accommodation together with associated parking, garaging, storage and private amenity space.

The design takes inspiration from the site's historic character and development pattern, drawing reference from traditional agricultural buildings through the use of simple forms, natural stone construction and restrained detailing. The modest scale of the dwelling ensures that it sits comfortably within its surroundings whilst maintaining the character of the wider site and preserving the setting of nearby heritage assets.

The application site benefits from an established planning history, including planning permission 2023/91887 for two dwellings on the wider site. The current proposals maintain the delivery of two dwellings across the site whilst providing a more balanced arrangement that responds to the applicants' needs and the characteristics of the land.

This statement has been prepared to demonstrate that the proposal represents sustainable development and accords with the relevant policies of the National Planning Policy Framework and the adopted Kirklees Local Plan.

3. Site and Planning History

The application site comprises a previously developed parcel of land located within the settlement boundary of Almondbury. The site contains an existing building formerly associated with commercial storage uses and is accessed via an established private lane serving Fernside Avenue.

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The site benefits from a lengthy planning history, demonstrating a long-standing acceptance of residential redevelopment in principle.

Reference	Description	Decision
95/92833	CHANGE OF USE OF EXISTING DEPOT BUILDING AND YARD TO ONE DWELLING AND RESIDENTIAL GARDEN	Approve
2001/90799	RE-USE OF FORMER BARN AND NEW EXTENSION TO FORM DWELLING, AND ERECTION OF DETACHED DOUBLE GARAGE.	Approve
2017/94072	Demolition of existing builders store/depot and erection of 2 terraced dwellings	Approve
2018/93741	Demolition of existing builders store/depot and erection of 5 dwellings and detached garage, formation of new access road and parking area	Invalid
2019/91617	Demolition of existing builders store/depot and erection of 5 dwellings, formation of new access road and parking area	Refused & Appeal dismissed
2022/91834	Erection of 4 dwellings	Refused
2023/91887	Demolition of existing building and erection of two dwellings	Approved

Of particular relevance is planning permission 2023/91887 which established the principle of demolishing the existing building and replacing it with residential development. That permission approved two dwellings occupying a larger footprint than the existing building and included associated parking, access and amenity arrangements.

The current proposal represents a less intensive form of development than the approved scheme and retains a scale and footprint more closely aligned to the existing building.

4. The Proposal

This application seeks planning permission for the erection of a detached self-build bungalow on the northern section of the site.

The proposal forms part of a wider redevelopment strategy for the site and should be read in conjunction with the concurrent application for a replacement dwelling on the southern section. Together, the two applications deliver the same overall number of dwellings as previously approved under planning permission 2023/91887.

The proposed dwelling has been specifically designed as a self-build home for the applicants and will serve as their long-term family residence. The applicants have been closely involved in the design process to ensure the dwelling responds to both their current and future needs.

The dwelling has been intentionally designed as a single-storey bungalow to provide accessible accommodation capable of meeting the occupants' requirements throughout retirement and later life without the need for significant future adaptation. The proposal therefore promotes sustainable living and supports the delivery of adaptable housing stock within the borough.

Architecturally, the dwelling draws inspiration from the site's historic origins and surrounding rural character. The principal elevation is constructed in natural stone and adopts a traditional appearance reminiscent of former farmstead buildings historically associated with the area. Side and rear elevations utilise render to provide a simple and subordinate appearance.

The scale and massing of the bungalow have been deliberately restrained to minimise visual impact and ensure the building sits comfortably within its surroundings. The single-storey form significantly reduces prominence when viewed from neighbouring land and the wider area.

The dwelling is provided with a detached garage, parking provision and an external store. These facilities are required to meet the practical needs of the applicants, including the secure storage of specialist equipment

associated with their employment. The proposal therefore provides a functional family home capable of meeting the applicants' day-to-day needs without requiring additional outbuildings or future extensions.

Generous private amenity space is provided through the use of the existing grassed areas within the site, creating a high-quality living environment for future occupants whilst maintaining the spacious character of the wider plot.

5. Planning Policy Context

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's objective of achieving sustainable development.

Paragraph 11 establishes a presumption in favour of sustainable development. Where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites, planning permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole.

The proposal also accords with:

Chapter 5 – Delivering a sufficient supply of homes;
Chapter 11 – Making effective use of land;
Chapter 12 – Achieving well-designed places;
Chapter 15 – Conserving and enhancing the natural environment; and
Chapter 16 – Conserving and enhancing the historic environment.
Kirklees Local Plan

The proposal accords with the relevant policies of the adopted Kirklees Local Plan including:

LP1 – Presumption in Favour of Sustainable Development;
LP7 – Efficient and Effective Use of Land and Buildings;
LP21 – Highways and Access;
LP22 – Parking;
LP24 – Design;
LP28 – Drainage;
LP30 – Biodiversity and Geodiversity;
LP35 – Historic Environment; and
LP53 – Potential Contamination.

6. Planning Assessment

Principle of Development

The principle of residential development on the wider site has already been established through planning permission 2023/91887 which approved two dwellings.

Whilst the approved scheme proposed two dwellings located within the southern section of the site, the current proposals redistribute the development across the wider landholding. The overall number of dwellings remains unchanged and therefore the level of residential development proposed is comparable to that previously accepted by the Local Planning Authority.

The application site comprises previously developed land and associated domestic curtilage located within the Almondbury settlement boundary. The site occupies a sustainable location with convenient access to local services, facilities and public transport links.

Policy LP1 of the Kirklees Local Plan establishes a presumption in favour of sustainable development, whilst Policy LP7 supports the efficient and effective use of land and buildings. The proposal accords with these objectives by making effective use of land that has already been accepted as suitable for residential development.

The proposal also delivers a genuine self-build dwelling, contributing towards housing choice and supporting Government objectives to increase opportunities for custom and self-build housing. Significant weight should be attributed to the social benefits associated with delivering a bespoke home designed specifically around the needs of its future occupants.

Furthermore, Kirklees Council remains unable to demonstrate a five-year supply of deliverable housing land. Paragraph 11(d) of the National Planning Policy Framework is therefore engaged and the benefits associated with delivering an additional dwelling in a sustainable location should attract significant positive weight in the planning balance.

When considered alongside the concurrent replacement dwelling application, the proposal provides an appropriate and logical redevelopment of the wider site whilst maintaining the overall level of residential development previously accepted through the extant permission.

Heritage and Design

The proposed dwelling has been carefully designed to respond positively to both the historic character of the site and the wider built environment. Rather than replicating neighbouring buildings, the design takes inspiration from the site's historic function and evolution, drawing reference from traditional agricultural and farmstead buildings that would historically have been associated with this part of Almondbury.

The dwelling adopts a simple and modest architectural form characterised by a low-profile single-storey appearance, traditional proportions and a restrained material palette. Natural stone is utilised on the principal elevation to provide a connection with the historic buildings within the locality, whilst rendered side and rear elevations provide a subordinate and understated appearance. The resulting design is honest, legible and reflective of the site's rural origins.

Particular attention has been given to ensuring that the scale and massing of the bungalow remain appropriate to its setting. The single-storey form significantly reduces visual prominence and allows the building to sit comfortably within the site without competing with nearby historic buildings or appearing unduly dominant within the street scene. The low ridge height and simple roof form further reduce visual impact and help maintain the spacious character of the wider site.

The proposal has also been informed by the applicants' aspiration to create a long-term self-build home capable of meeting their needs throughout retirement. This has resulted in a practical and accessible layout that balances contemporary living requirements with a sensitive response to local character.

Importantly, the development preserves the setting of the nearby listed buildings. The proposed bungalow is physically separated from the heritage assets and, due to its modest scale, traditional form and carefully considered material palette, will not detract from their significance or appreciation.

The development therefore accords with Policy LP24 (Design) and Policy LP35 (Historic Environment) of the Kirklees Local Plan, together with Chapters 12 and 16 of the National Planning Policy Framework, which seek high-quality design and the conservation of heritage assets in a manner appropriate to their significance.

Highways and Access

The proposed bungalow will be served via the existing access arrangements associated with the wider site and benefits from dedicated parking, turning and garage facilities.

Importantly, the dwelling itself is located within approximately 40 metres of Fernside Avenue. As such, the property remains within the normal operational reach of emergency services and avoids reliance upon the full length of the private access lane that has historically been identified as substandard.

The proposal therefore represents an improvement over development scenarios that would require greater reliance on the private lane and raises no new highways concerns beyond those already accepted under planning permission 2023/91887.

Ecology

A separate Ecology Cover Letter accompanies the application and sets out the reasons why the proposal is exempt from Biodiversity Net Gain requirements.

Drainage

Surface water arising from the proposed dwelling will be disposed of via soakaway drainage within the site.

Foul drainage will connect to the existing combined sewer network serving the area.

The proposed arrangements are considered acceptable and would result in no greater drainage impact than the extant permission for two dwellings previously approved on the site.

Residential Amenity

The proposed bungalow has been carefully designed and positioned to ensure a high standard of amenity for both future occupants and neighbouring residents.

Given its single-storey form, the dwelling will not appear overbearing and will not result in any unacceptable loss of daylight, sunlight or outlook to neighbouring properties.

The design has also been specifically developed to avoid overlooking. The principal habitable rooms are orientated towards the private garden areas and outward views across the wider site. This arrangement ensures that the main living spaces benefit from attractive views and natural surveillance of the garden whilst avoiding direct overlooking of neighbouring properties.

Particular consideration has been given to the relationship with the concurrent replacement dwelling proposed on the footprint of the existing barn building. The bungalow has been arranged so that habitable room windows do not directly face the replacement dwelling, thereby avoiding opportunities for mutual overlooking and ensuring both properties benefit from a satisfactory degree of privacy.

The generous separation distances across the wider site, together with the positioning of gardens, parking areas and ancillary accommodation, create a layout that avoids conflict between the two proposed dwellings and provides a high-quality living environment for future occupants.

The proposal therefore accords with Policy LP24 of the Kirklees Local Plan and the residential amenity objectives of the Housebuilders Design Guide SPD by delivering a development that protects privacy and secures a high standard of amenity for existing and future residents.

7. Conclusion

The proposed development represents an appropriate and sustainable form of residential development within the Almondbury settlement boundary.

The application forms part of a comprehensive redevelopment strategy for the wider site and should be considered alongside the concurrent application for the replacement dwelling. Together, the proposals deliver the same overall number of dwellings as previously accepted by the Local Planning Authority under planning permission 2023/91887, whilst providing a more balanced and functional arrangement across the site.

The proposal delivers a genuine self-build dwelling that has been specifically designed around the needs of the applicants. The bungalow will provide a high-quality, accessible and adaptable home capable of meeting the occupants' long-term needs throughout retirement, reducing the likelihood of future alterations and supporting sustainable living.

The design has been carefully developed to respond positively to the character and history of the site. The use of natural stone to the principal elevation and the traditional form of the building draw inspiration from the site's historic agricultural origins and surrounding built character, whilst the modest single-storey scale ensures the dwelling sits comfortably within its setting and minimises visual impact.

The proposal provides a high standard of residential amenity for future occupants through generous private garden space, dedicated parking and ancillary storage facilities. The internal layout has been arranged to direct principal habitable rooms towards the private gardens and wider grassland beyond, ensuring an attractive outlook whilst avoiding overlooking and privacy conflicts with neighbouring properties, including the proposed replacement dwelling.

The development raises no unacceptable highways, drainage, ecological or heritage impacts. The dwelling benefits from direct and convenient access arrangements, dedicated parking provision and remains within an appropriate distance of Fernside Avenue for emergency service access. Surface water and foul drainage arrangements are acceptable and are no more onerous than those previously approved on the site.

The proposal accords with the objectives of the National Planning Policy Framework, including the presumption in favour of sustainable development set out at Paragraph 11, and complies with the relevant policies of the Kirklees Local Plan including Policies LP1, LP7, LP21, LP22, LP24, LP28, LP30 and LP35.

Furthermore, in light of Kirklees Council's continued inability to demonstrate a five-year supply of deliverable housing land, the delivery of a high-quality self-build dwelling on a sustainable and previously accepted residential site attracts significant weight in favour of the proposal.

For the reasons set out within this statement, it is considered that the proposal represents sustainable development and planning permission should therefore be granted.

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For & on behalf of Hill Rise Architecture Ltd.