

15th June 2026
Ref 2026/130-2 PCL

Land & Building 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: Demolition of existing building and erection of dwelling

2. Introduction

This Planning Statement has been prepared in support of a planning application for the demolition of an existing building and the erection of a replacement dwelling adjacent to Fernside Avenue, Almondbury.

The application forms part of a wider redevelopment strategy for the site following its purchase by the applicant. Two separate planning applications have been submitted concurrently. The applicant intends to construct a self-build bungalow on the northern section of the site whilst, on the southern section, demolishing the existing building and constructing a replacement dwelling.

Whilst submitted as separate applications, both proposals form part of the comprehensive redevelopment of the wider site and should be read alongside one another.

This statement outlines the planning history of the site and demonstrates that the proposed development accords with both national and local planning policy.

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.

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 relates to the southern section of the site and is identified on the submitted drawings under reference 2026/130-2.

The proposal seeks the demolition of the existing building and the erection of a single two-bedroom dwelling.

Whilst the principle of redevelopment has already been established through planning permission 2023/91887, the current proposal differs significantly from that approval.

The approved scheme proposed two dwellings occupying an enlarged footprint. The current proposal instead provides a single dwelling occupying broadly the same footprint and volume as the existing building. The result is a more restrained and less intensive form of development.

The revised scheme also delivers a number of practical benefits when compared with the extant permission, including:

- Reduced built form and development intensity to the more visible south area;
- Increased private garden space;
- Improved parking and manoeuvring arrangements;
- Reduced vehicle movements;
- Enhanced relationship between the dwelling and its amenity space; and
- A design more closely reflecting the character of the existing building and surrounding historic context.

The dwelling has been designed using traditional materials and detailing appropriate to its setting and nearby listed buildings.

A separate Heritage Impact Assessment accompanies this application.

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 site has already been established through the extensive planning history and, most significantly, through planning permission 2023/91887 which approved the demolition of the existing building and the erection of two dwellings.

The current application forms part of two concurrent planning submissions relating to the wider site. Whilst the layout and distribution of development differs from the extant permission, the overall number of dwellings proposed across the site remains unchanged at two dwellings.

The approved scheme concentrated both dwellings within the southern section of the site following demolition of the existing building. The current proposals instead retain a single replacement dwelling on the footprint of the existing building whilst providing a self-build bungalow on the northern section of the site.

The revised approach represents a more logical and balanced use of the site. It allows the replacement dwelling to closely reflect the footprint and scale of the existing building whilst creating improved private amenity space, parking provision and circulation arrangements. The proposal also provides the opportunity to deliver a high-quality self-build dwelling, contributing towards housing choice and self-build opportunities within the borough.

The site comprises previously developed land located within the Almondbury settlement boundary and therefore occupies a sustainable location for residential development. The proposal accords with Policy LP7 of the Kirklees Local Plan which seeks the efficient and effective use of land and buildings.

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 substantial weight should be afforded to the delivery of additional housing in sustainable locations unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole.

Given that the principle of two dwellings has already been accepted on the site, and that the current proposals provide a revised layout which delivers improved site planning whilst maintaining an equivalent level of housing provision, the principle of development is considered wholly acceptable.

Heritage and Design

The application site lies adjacent to two Grade II listed cottages at 1 and 3 Fernside Avenue.

The approved officer report for application 2023/91887 concluded that demolition of the existing building would not result in the loss of a heritage asset and that redevelopment of the site had the potential to preserve and modestly enhance the setting of the listed buildings.

The current proposal is less intensive than the approved scheme and has been designed to reflect the scale, proportions, materials and detailing of surrounding traditional buildings.

As demonstrated within the accompanying Heritage Impact Assessment, the proposal preserves the significance and setting of nearby listed buildings and accords with Policy LP35 and Chapter 16 of the NPPF.

The proposal also complies with Policy LP24 by delivering a high-quality design which responds positively to local character and context.

Highways and Access

The site will continue to be accessed via the existing private lane from Fernside Avenue.

The principle of utilising this access has already been accepted through previous planning permissions, including the extant approval.

The approved scheme provided four parking spaces to serve two dwellings. The current proposal provides two dedicated parking spaces for a single dwelling, including provision for electric vehicle charging.

The proposal therefore generates a lower parking demand and fewer vehicle movements than the extant permission.

A bin collection point is provided adjacent to the site entrance in accordance with the approach accepted under previous applications.

Given the reduced scale of development compared to the approved scheme, the proposal is considered fully compliant with Policies LP21 and LP22.

Ecology

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

Residential Amenity

The proposed dwelling benefits from generous private amenity space and an open outlook.

The proposal provides a significantly improved relationship between the dwelling, parking and private garden areas compared to the extant permission. Future occupiers will benefit from a high standard of residential amenity whilst neighbouring residents will experience no unacceptable impacts in terms of overlooking, overshadowing or overbearing development.

7. Conclusion

The proposed development represents an appropriate and sustainable redevelopment of previously developed land within the Almondbury settlement boundary.

The principle of residential redevelopment has already been established through a series of planning permissions and most recently through extant planning permission 2023/91887.

The current proposal represents a less intensive form of development than the approved scheme, whilst delivering a high-quality dwelling with improved parking provision, enhanced private amenity space and a design that responds positively to the site's historic context.

The proposal accords with the National Planning Policy Framework and the adopted Kirklees Local Plan, including Policies LP1, LP7, LP21, LP22, LP24, LP30 and LP35.

Accordingly, the development constitutes sustainable development and planning permission should be granted.

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Director

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For & on behalf of Hill Rise Architecture Ltd.

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