



## DESIGN AND ACCESS STATEMENT

### CONSTRUCTION OF TWO DETACHED DWELLINGS

Land at Back Marriot Street,  
Dewsbury,  
WF13 1PA

## **1. The Proposal**

- 1.1. It is proposed to construct two, three bedroomed detached houses on vacant land at Back Marriot Street. The site is a rectangular plot of 0.04ha, located adjacent to a warehouse building and residential dwellings falling along Camroyd Street and St Phillip's Close. Currently, the area is overgrown with self-seeded shrubbery and grassland. The northern plot will be accessed from Camroyd Street and the southern from St. Phillip's Close.
- 1.2. The nature of the area has changed over the last twenty years, from a largely industrial area, to residential. In fact, in 2010, a planning consent (2010/93442) was granted for the demolition of existing buildings and the erection of 21 dwellings with associated parking.

## **2. Planning Policy Context**

- 2.1. The planning policy context for the site is provided by the National Planning Policy Framework (December 2024) and the Kirklees Local Plan, adopted in 2019. It is unallocated for development on the Kirklees Local Plan.
- 2.2. National Planning Policy Framework:
  - Chapter 2 – Achieving sustainable development
  - Chapter 5 – Delivering a Sufficient Supply of Homes
  - Chapter 11 – Making Efficient Use of Land
  - Chapter 12 – Achieving Well Designed Places
  - Chapter 14 – Meeting the Challenge of Climate Change, Coastal Change and Flooding



### 2.3. Kirklees Local Plan Policies:

- LP 1 – Presumption in Favour of Sustainable Development
- LP 7 – Efficient and Effective Use of Land and Buildings
- LP 22 – Parking
- LP 24 – Design
- LP 28 – Drainage
- LP 30 – Biodiversity and Geodiversity
- LP 51 – Protection and Improvement of Local Air Quality
- LP 52 – Protection and Improvement of Environmental Quality
- LP 53 – Contaminated and Unstable Land

## 3. Assessment of the application against planning policy

### 3.1. The application raises the following issues:

- Principle of Development
- Impact on Visual Amenity
- Impact on Residential Amenity
- Impact on Highways
- Environmental Matters

### 3.2. The planning policy context for the site is provided by the National Planning Policy Framework (December 2024) and the Kirklees Local Plan, adopted in 2019. It is unallocated for development on the Kirklees Local Plan.

#### **Principle of development**

### 3.3. NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.



- 3.4. The dimensions of sustainable development will be considered throughout the proposal. Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be assessed. Policy LP2 states that: *“All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the local plan, in order to protect and enhance the qualities which contribute to the character of these places, as set out in the four sub-area statement boxes below...”*

#### **New Dwellings**

- 3.5. The 2025 update of the five-year housing land supply position for Kirklees shows a 4.18 year 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.
- 3.6. 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 that for decision making “Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”



- 3.7. Two additional units would make a small contribution to that supply. The proposal represents a high standard of design which will contribute to creating an attractive development.

#### **Visual amenity**

- 3.8. 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.”*
- 3.9. The proposal involves the construction of two dwellings, located in a position that continues residential rows falling from Camroyd Street and St Phillip’s Close. Residential buildings in the area comprise of traditional modern buildings, with simplistic characteristics, which are modest in scale. The two proposed dwellings match this characteristic due to their relatable scale and appearance. Material will match the adjacent buildings which will be formed of clay brickwork and concrete roof tiles.
- 3.10. Principle 5 of the SPD relates to the layout of the development in respect of the visual connection of surrounding areas, including working with topography. The design of windows and doors relate to the street frontage and neighbouring properties, as required by principle 14 of the Housebuilders



Design Guide. Principle 15 sets out that the design of the roofline should relate well to the site context, including topography, views, heights of buildings and the roof types.

- 3.11. The site does not benefit from a traditional streetscene appearance due to its location. The dwellings, however will continue from existing development. Both dwellings are orientated appropriately to extend the streetscene from these aspects. In relation to their adjacent counterparts, windows and doors are appropriately placed. Additionally, the roofline will be formed along the x axis continuing the roofline. The design of these dwellings is considered to be similar to the adjacent residential dwellings and is therefore appropriate for their setting.
- 3.12. Off street parking will be provided to the front of each property with a bin store, allowing private amenity space to the rear.
- 3.13. There will be a 1.8m close boarded timber fence between the two houses and to 46 Camroyd Street and 23 St Phillip's Close.

### **Residential Amenity**

- 3.14. Section B of LP24 states that should: *"...maintain appropriate distances between buildings"* and *"...minimise impact on residential amenity of future and neighbouring occupiers."* Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.
- 3.15. Principle 6 of the Kirklees Housebuilders Design Guide SPD states that: *"Residential layouts must ensure adequate privacy and maintain high*



*standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.”*

#### **Impact on 46 Camroyd Street**

- 3.16. 46 Camroyd Street sits adjacent to plot 1. In terms of privacy, there will be new first-floor windows with a view into the neighbouring amenity space. The property sits on a row of other dwellings, which have similar relationship, therefore it is not considered there will be an additional impact.
- 3.17. The dwelling at plot 1 is located 2.40m from the boundary which is an appropriate distance. There is a side windows on 46 Camroyd Lane, however given its existing view, this is for light. It is still considered there will be sufficient space between development for the lighting of this room.

#### **Impact on 23 St Philip's Close**

- 3.18. 23 St Phillip's Close is located adjacent to plot 2. In terms of privacy, again, there will be new windows at a first-floor height with a view towards the rear outdoor space of this plot, however it is a similar relationship within the building row, therefore the relationship is considered acceptable.
- 3.19. No. 23 includes two side elevation windows which are secondary windows to provide light into the dwelling. There is a separation distance between the two properties of 4.10m which is sufficient in maintaining a flow of light into these rooms.
- 3.20. There is considered to be no further impacts in terms of residential amenity, the relationship is therefore considered to be acceptable.

#### **Amenity of the Proposed Occupiers**



- 3.21. The distance between the two properties proposed is 21 metres, therefore provided an appropriate distance. Principle 16 of the Housebuilders Design Guide SPD states that: *“All new build dwellings should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers.*
- 3.22. Nationally Described Space Standards (NDSS), outline a dwelling of 3 bedrooms, set over 2 floors should have a minimum internal floor space of 84m<sup>2</sup>. The houses would have an internal floorspace of 90m<sup>2</sup>.
- 3.23. In addition, standards outline double bedrooms should be 11.50m<sup>2</sup> and single bedrooms have a floor area of 7.5m<sup>2</sup>. All rooms accord with these thresholds. All rooms are roughly rectangular, with suitable amount of functional space when accounting for windows and doors.
- 3.24. Further to this, Principle 17 of the Kirklees Housebuilders Design Guide SPD outlines that: *“All new houses should have adequate access to private outdoor space that is functional and proportionate to the size of the dwelling and the character and context of the site. The provision of outdoor space should be considered in the context of the site layout and seek to maximise direct sunlight received in outdoor spaces.”*
- 3.25. Following pre application advice, the area of rear private gardens has been increased, allowing more natural sunlight.

### **Highway Safety**

- 3.26. Policy LP21 states all proposals should ensure the safe and efficient flow of traffic within the development and on the surrounding highway Network. Policy LP22 and the Kirklees Highways Design Guide Supplementary Planning Document are relevant insofar as they relate to parking provisions.



- 3.27. The proposal involves access from the turning head Camroyd Street for plot 1 and from Battye Street for plot 2. Bin stores are located close to the existing highway.

### **Environmental Matters**

#### **Noise**

- 3.28. Kirklees Local Plan Policy LP52 ensures the protection of development from noise or disturbance from nearby noise generating sources and seeks to compliment LP24b in terms of an impact to occupiers. The site is located adjacent to a large commercial property which has a B8 use class.
- 3.29. An environmental noise survey has been undertaken to assess the suitability of the proposed residential development at Land at Back Marriot Street, Dewesbury WF13 1PA, in accordance with BS8233:2014, ProPG: Planning & Noise (2017), and the WHO Environmental Noise Guidelines. Attended noise monitoring was undertaken in the middle of the site which provided a direct line of sight to Battye Street and Leeds Road, which was the predominant source of noise.
- 3.30. Measured external noise levels at NMP1 of 60 dB LAeq (day) and predicted night-time noise level of 58 dB LAeq (night), with L<sub>Amax,F</sub> events up to 80 dB, indicate that mitigation is required to achieve internal residential noise standards. Based on BS8233:2014 and WHO/ProPG guidance, a minimum façade sound reduction performance of 35 dB (R<sub>w</sub> + C<sub>tr</sub>) is required to achieve the relevant internal LAeq and L<sub>Amax</sub> targets. External amenity areas will require mitigation of approximately 10 dB to achieve the recommended daytime guideline levels.



- 3.31. Subject to the incorporation of the mitigation measures outlined in Section 6, including high-performance glazing, appropriate façade construction, and provision of suitable ventilation to enable windows to remain closed where necessary, the proposed development can achieve compliance with relevant internal and external residential noise criteria.
- 3.32. On this basis, and with the recommended mitigation secured through detailed design, the site is considered suitable for residential development with respect to environmental noise.

#### **Land contamination**

- 3.33. **Conclusions to be added**

#### **4. CONCLUSION**

- 4.1. It is maintained the proposal is in accordance with both national and local planning policy. It will make a modest contribution to the shortfall in housing supply within the Kirklees area.