Design and Access Statement

Proposed Detached Dwelling

Land to the Rear of 7 Tommy Lane, Linthwaite, Huddersfield, HD7 5SQ

Introduction

This Planning Statement has been prepared in support of a full planning application for the demolition of an existing stable block and the erection of a detached dwelling on land to the rear of 7 Tommy Lane, Linthwaite, Huddersfield, HD7 5SQ.

The proposal seeks to redevelop an existing stable building and associated hardstanding area to provide a high-quality detached family dwelling that responds positively to the site's topography, landscape setting and surrounding built character.

The proposal has been informed by pre-application advice received from Kirklees Council (Reference 2025/21063 dated 28 January 2026).

Importantly, the Council advised that: "The principle of residential development is likely to be acceptable."

Kirklees Council further confirmed that any assessment would focus upon detailed matters relating to design, visual impact, residential amenity, highways and heritage considerations. The proposed scheme has therefore been developed specifically to address these matters and is supported by a comprehensive suite of technical assessments.

This Planning Statement demonstrates that the proposed development represents a sustainable and well-designed form of development which accords with both local and national planning policy and will deliver a high-quality dwelling within a sustainable location.

The planning application is supported by the following documents and information:

- Proposed floor plans, elevations and 3D views;
- Topographical survey, site layout plan and site sections;
- Preliminary Ecological Appraisal (Habitat Works);
- Phase 1 Environmental Desk Study (Rogers Geotechnical);
- Climate Change Statement;
- Highway Statement (Paragon Highways);

Pre-Application Advice

The proposed development has been informed by pre-application discussions with Kirklees Council under reference 2025/21063.

The Council reviewed the principle of residential development on the site together with the site's relationship to neighbouring properties, access arrangements and the nearby Linthwaite Conservation Area.

The Council concluded that:

"The principle of residential development is likely to be acceptable."

The pre-application response further indicated that detailed consideration would be required in relation to:

- Design and visual appearance;
- Residential amenity;
- Highway safety and access;
- Heritage considerations;
- Landscaping and ecology.

The submitted scheme has been specifically developed to address each of these matters through careful design development and supporting technical assessments.

The proposals contained within this application are therefore considered to be entirely consistent with the conclusions reached through the pre-application process.

Site Description

The application site comprises a former stable building, associated hardstanding and adjoining paddock land situated to the rear of 7 Tommy Lane, Linthwaite.

The site occupies an elevated position above Tommy Lane and is accessed via an existing private driveway serving the existing dwelling. The land is characterised by a significant change in levels, with the site generally falling westwards towards the valley beyond.

The site is bounded by residential development to the south and east, with areas of open land and former quarry workings beyond. The site lies immediately adjacent to, but outside, the Linthwaite Conservation Area.

A modern stable building currently occupies the development area. Whilst functional in nature, the building is of limited architectural merit and makes little positive contribution to either the wider character of the area or the setting of the Conservation Area.

The surrounding area is characterised by a mixture of traditional stone-built dwellings, agricultural buildings and more contemporary residential development. A defining characteristic of the locality is the strong topography, with development stepping down the valley side and taking advantage of long-distance views across the Colne Valley.

The site is located within a sustainable residential location with convenient access to local services, public transport, schools and community facilities.

Proposed Development

The proposed development comprises:

- Demolition of the existing stable building;
- Construction of a detached 2 storey dwelling;
- Construction of a detached double garage;
- Formation of associated garden and amenity areas;
- Landscaping works including retaining structures and planting;
- Improvements to the existing access drive and turning arrangements; and
- Provision of on-site parking and servicing facilities.

The proposed dwelling has been carefully designed to respond to the site's topography and landscape setting. The building utilises a split-level arrangement that enables the development to sit naturally within the hillside whilst minimising its visual impact when viewed from Tommy Lane and the surrounding area.

The proposal utilises the existing developed footprint and avoids unnecessary encroachment into the wider paddock land, ensuring the development remains proportionate to both the site and its surroundings.

Design Concept and Site Integration

The design of the proposed dwelling has been driven primarily by the site's challenging topography and its relationship with the surrounding landscape.

The site experiences a significant change in levels which has informed the development of a split-level dwelling embedded into the hillside. This approach allows the building to work with the natural landform rather than against it and significantly reduces the visual prominence of the development.

When viewed from the access road and arrival point, the dwelling presents predominantly as a single-storey building. However, due to the falling land levels, the dwelling reads as a two-storey structure when viewed from the rear, allowing the development to engage positively with the wider landscape and maximise views across the valley.

This approach provides several key benefits:

- Reduced visual impact from public viewpoints;
- Improved integration with the natural topography;
- Enhanced relationship with the landscape setting;
- Reduced apparent massing;
- Improved energy efficiency through partial earth sheltering; and
- Creation of a distinctive yet contextually appropriate architectural response.

The proposed development broadly follows the footprint and orientation of the existing stable building, ensuring continuity of built form whilst delivering a substantial improvement in design quality and visual appearance.

Scale, Form and Massing

The proposed dwelling adopts a simple rectilinear form measuring approximately 12 metres by 8 metres beneath a traditional pitched roof.

The architectural approach draws inspiration from the simple forms associated with traditional agricultural buildings found throughout the Colne Valley. The building has been deliberately designed to avoid unnecessary complexity, relying instead upon strong proportions, high-quality materials and careful detailing.

The overall massing is broken down into two principal elements:

- The main dwelling;
- A subordinate detached garage structure.

The garage has been positioned to the side and rear of the dwelling and is clearly ancillary in character. Its scale and position ensure that it remains visually subordinate to the main building and does not compete with the primary dwelling within the street scene.

The split-level arrangement significantly reduces the perceived scale of the building from the access side whilst allowing the rear elevation to take advantage of the site's elevated position and expansive views.

Overall, the proposal delivers a building that is appropriately scaled to its setting, responds positively to local character and avoids overdevelopment of the site.

Architectural Expression and Local Character

The architectural language of the proposed dwelling has been carefully informed by the established character of Linthwaite and the wider Colne Valley.

The surrounding area is characterised by traditional stone-built dwellings, agricultural buildings and farmsteads which typically display simple massing, pitched roof forms and robust natural materials. The nearby Linthwaite Conservation Area derives much of its significance from these characteristics, together with the area's strong relationship with the valley-side landscape.

The proposed dwelling seeks to respond positively to these local influences through a contemporary interpretation of traditional forms rather than through direct imitation.

The building adopts a simple pitched roof profile and rectilinear form that reflects the proportions and simplicity of traditional agricultural buildings found throughout the locality. This approach creates a building that sits comfortably within its context whilst remaining honest to its contemporary origins.

A key architectural feature is the large double-height glazed opening to the principal rear elevation. This element draws inspiration from traditional barn openings commonly found within agricultural buildings across the local area. The feature introduces a strong vertical emphasis to the composition whilst allowing natural light to penetrate deep into the internal living spaces and maximising views across the valley landscape.

The front elevation presents a restrained and modest appearance that reflects its relationship with the access drive and surrounding residential development. In contrast, the rear elevation adopts a more open and landscape-focused character, responding directly to the site's elevated position and long-distance views.

The overall architectural approach creates a building that respects local character whilst delivering a high-quality contemporary dwelling that contributes positively to the evolution of the built environment.

Materials and Detailing

A simple and robust palette of materials has been selected to ensure the proposed dwelling integrates successfully with its surroundings and reflects the prevailing character of the area.

The principal external walling material will comprise natural reclaimed coursed stone. The use of natural stone reflects the dominant building material found throughout Linthwaite and the wider Conservation Area and will provide a strong visual connection with the area's historic built form.

The roof will be finished in natural slate, reinforcing the traditional character of the building and ensuring consistency with surrounding development.

Windows and doors will be formed in either a uPVC or a powder-coated aluminium finished in a muted grey colour. This contemporary material provides durability and energy efficiency whilst remaining visually recessive against the natural stone walls.

Rainwater goods will be finished in black to provide a simple and understated appearance.

The detailing throughout the scheme has been intentionally restrained. The design avoids excessive ornamentation, allowing the quality of materials, proportions and craftsmanship to define the architectural character of the building.

Collectively, the chosen materials and detailing approach ensure the dwelling responds positively to both the immediate residential context and the wider setting of the Linthwaite Conservation Area.

External Works and Landscaping

The proposed external works have been designed alongside the building to create a cohesive and integrated development that responds positively to the site's topography and landscape setting.

Given the significant changes in levels across the site, the landscape strategy incorporates a series of carefully designed terraces, retaining structures and external spaces that work with the natural contours of the land.

A private rear patio area is proposed immediately adjacent to the principal living accommodation. This space provides a functional and attractive outdoor amenity area whilst maintaining a strong relationship between the dwelling and the surrounding landscape.

Connections between the lower garden areas, patio spaces, garage and access level are achieved through a combination of external steps and landscaped terraces. These elements provide clear and legible circulation throughout the site whilst managing level changes in a practical manner.

Retaining walls will be constructed primarily from natural stone to complement the proposed dwelling and reinforce the site's local character. Where appropriate, gabion retaining structures may be utilised to manage more significant level changes and provide a durable engineering solution.

The wider paddock area will be retained, ensuring that the open character of the site is preserved and preventing unnecessary encroachment into the surrounding landscape.

The landscaping proposals will be supplemented by ecological enhancement measures including native planting, bird boxes, bat boxes and bee bricks as recommended within the Preliminary Ecological Appraisal.

Overall, the proposed external works create a well-integrated development that successfully balances engineering requirements, visual quality, ecological enhancement and residential amenity.

Principle of Development and Planning Policy Assessment

The application site occupies a sustainable location within the existing settlement of Linthwaite and forms part of an established residential environment.

Pre-application discussions with Kirklees Council confirmed that the principle of residential development on the site is likely to be acceptable subject to detailed consideration of design, heritage, amenity and highways matters.

The proposal involves the redevelopment of a site currently occupied by an existing stable building and associated hardstanding. The scheme therefore represents an efficient use of land and makes a positive contribution towards housing delivery without resulting in the loss of valued open countryside.

The site benefits from good access to local facilities, schools, public transport services and employment opportunities, allowing future occupants to access day-to-day services without excessive reliance upon the private car.

The National Planning Policy Framework places significant weight on the delivery of sustainable housing and the efficient use of land. In this regard, the proposal contributes towards the delivery of an additional dwelling within a sustainable location whilst making effective use of an existing developed site.

It is also noted that Kirklees Council is currently unable to demonstrate a five-year housing land supply. Consequently, the tilted balance set out within Paragraph 11(d) of the National Planning Policy Framework is engaged.

The proposal delivers a number of clear benefits including:

- Delivery of an additional family dwelling;
- Redevelopment of a site occupied by a building of limited architectural merit;
- Enhancement of the character and appearance of the site;
- Ecological enhancements and biodiversity improvements;
- Support for local housing supply objectives;
- Economic benefits arising from construction activity; and
- Efficient use of an existing developed site within a sustainable location.

Having regard to national and local planning policy, the principle of development is considered acceptable and the proposal represents sustainable development for the purposes of the National Planning Policy Framework.

Design and Visual Amenity

The proposed development has been carefully designed to respond to the physical characteristics of the site, the established character of the surrounding area and the setting of the adjacent Linthwaite Conservation Area.

The site occupies a transitional position between existing residential development and the wider valley landscape. The design has therefore sought to minimise visual impact whilst creating a high-quality dwelling appropriate to its setting.

A key aspect of the proposal is the split-level arrangement which allows the dwelling to be partially embedded within the hillside. This significantly reduces the perceived scale and massing of the building when viewed from the access drive and surrounding public viewpoints.

The dwelling adopts a simple rectilinear form with a traditional pitched roof, reflecting the proportions and simplicity of traditional agricultural buildings found throughout the area. The use of natural stone and slate further reinforces the building's relationship with the local vernacular and contributes positively to the wider townscape.

The proposal broadly follows the footprint and siting of the existing stable building and therefore does not introduce built development into previously undeveloped parts of the paddock. As a result, the wider open character of the site is retained.

The development replaces an existing utilitarian stable building of limited architectural merit with a well-designed dwelling that positively responds to local character, topography and landscape setting.

The proposal is therefore considered to comply with Policy LP24 of the Kirklees Local Plan, the Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework.

Residential Amenity

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

The dwelling occupies a generous plot and benefits from substantial separation distances from surrounding residential properties. The nearest neighbouring dwelling lies in excess of 25 metres from the proposed dwelling, whilst properties situated along Gillroyd Lane are located in excess of 50 metres away.

Given these separation distances, together with the site's varying topography, it is considered that the proposal will not result in any unacceptable overlooking, loss of privacy or perception of overlooking to neighbouring occupiers.

The scale and siting of the dwelling have also been carefully considered. The split-level design reduces the apparent height of the building from key viewpoints and ensures that the proposal does not appear overbearing or dominant when viewed from surrounding properties.

The development will not give rise to any significant loss of daylight or sunlight to neighbouring dwellings and will not result in unacceptable overshadowing of neighbouring gardens or outdoor amenity spaces.

Future occupants will benefit from a high-quality internal environment with spacious accommodation arranged across two levels. The layout has been designed to maximise natural light, outlook and connection with the surrounding landscape.

Generous private garden areas and external amenity spaces are also provided, ensuring an excellent standard of living accommodation for future residents.

The proposal is therefore considered to comply with Policy LP24 of the Kirklees Local Plan and the guidance contained within the Housebuilders Design Guide SPD.

Highways, Access and Sustainable Travel

A Highway Statement has been prepared by Paragon Highway Consultants in support of the application. The assessment considers the existing access arrangements, local highway network, parking and servicing requirements, sustainable travel opportunities, highway safety and the traffic implications of the proposed development.

Existing Access and Highway Conditions

The application site is currently served by an established private access from Tommy Lane which also serves 7 Tommy Lane. The access presently accommodates vehicle movements associated with the existing four-stable block and the adjoining dwelling.

Tommy Lane is an informal two-way single-carriageway route connecting Gillroyd Lane to Royd House Lane. The road is subject to a 30mph speed limit and benefits from street lighting. However, due to its constrained width and horizontal and vertical alignment, vehicle speeds are estimated to be considerably below the posted limit, typically in the region of 10–15mph.

The proposal will continue to utilise the existing access arrangement, thereby avoiding the need to create a new access onto the highway network.

Access Improvements and Emergency Vehicle Provision

The existing access from Tommy Lane will be widened and improved as part of the proposed development. The shared driveway serving 7 Tommy Lane and the proposed dwelling will also be upgraded to a standard capable of accommodating the weight and swept path requirements of a fire appliance, or to such alternative standard as may be agreed with the Local Planning Authority.

A dedicated turning area is proposed between the existing and proposed dwellings. Swept-path analysis has been undertaken to demonstrate that a fire appliance can access the site, manoeuvre within the proposed turning head and leave the site in a forward gear.

The proposed access improvements will therefore provide a safer and more functional arrangement than exists at present, whilst also improving emergency service access to the existing dwelling.

Parking and Cycle Provision

The proposed dwelling will benefit from a detached double garage together with additional parking and visitor parking within the site.

The parking provision is sufficient to accommodate the anticipated demand associated with the proposed dwelling in accordance with the requirements of Kirklees Council.

Secure cycle storage will be provided within the proposed garage, allowing cycles to be conveniently stored and encouraging travel by sustainable modes.

Refuse and Servicing Arrangements

A bin storage area will be provided within the site for the existing and proposed dwellings. A separate bin presentation point will be formed close to the junction with Tommy Lane, enabling refuse collection to take place without refuse vehicles travelling along the full length of the private driveway.

The proposed turning facilities and improved access arrangements will also enable servicing and delivery vehicles to enter, manoeuvre and leave the site safely.

Sustainable Location

The Highway Statement identifies that the site is located within walking and cycling distance of a range of local services and facilities, including schools, shops, employment areas, leisure facilities, places of worship and public houses.

Bus stops are available on Gillroyd Lane within approximately 400 metres of the site. These provide access to services connecting the site with Huddersfield, Slaithwaite, Marsden, Cowlersley and Blackmoorfoot.

Slaithwaite railway station can also be accessed by bus or bicycle and provides onward rail connections to destinations including Huddersfield, Leeds, Manchester and York.

The site is therefore considered to occupy a reasonably sustainable location with opportunities for travel by walking, cycling and public transport.

Highway Safety

An assessment of personal injury collision records has been undertaken for the five-year period to December 2024.

Although three recorded injury collisions were identified within the wider study area, none occurred on Tommy Lane, at the existing site access, or at the junctions of Tommy Lane with Gillroyd Lane or Royd House Lane.

The Highway Statement concludes that the recorded collision data does not identify an existing highway safety issue or pattern of accidents that would be exacerbated by the proposed development.

Traffic Impact

The existing stable block generates vehicle movements associated with horse owners, veterinary visits, farriers and the delivery of feed and other materials. When the stables are fully occupied, the existing use is estimated to generate between six and eight daily trips, with up to approximately twelve daily trips during summer periods and weekends.

By comparison, the proposed dwelling is anticipated to generate no more than one vehicle trip during the recognised peak periods and approximately five vehicle trips over the course of a typical day.

The development is therefore expected to result in a reduction in both peak-period and overall daily vehicle movements when compared with the existing stable use.

This reduction in traffic, together with the proposed widening of the access, upgrading of the driveway and provision of a fire appliance turning head, represents an overall improvement in highway and access terms.

Highway Conclusion

The Highway Statement concludes that the proposal will have no material adverse effect on the operation or safety of the local highway network.

The development provides appropriate access, parking, cycle storage, refuse collection and emergency vehicle arrangements. It is therefore considered acceptable in highway terms and complies with Policies LP21 and LP22 of the Kirklees Local Plan and the Kirklees Highways Design Guide SPD.

Ecology and Biodiversity

A Preliminary Ecological Appraisal (PEA) has been undertaken by Habitat Works in support of the application.

The assessment included a desktop review of ecological records together with a detailed ecological walkover survey of the site and surrounding area. The purpose of the assessment was to identify any ecological constraints associated with the proposed development and determine any necessary mitigation or enhancement measures.

The appraisal concludes that the proposed development primarily affects an existing stable building, hardstanding and associated managed land. No overriding ecological constraints were identified that would prevent the proposed development from proceeding.

The report identifies that ecological impacts can be appropriately managed through the implementation of standard construction best practice measures and habitat protection procedures during the construction phase.

Recommended measures include:

- Adoption of pollution prevention measures throughout construction;
- Best practice measures for amphibians, reptiles and badgers;
- Protection of retained habitats during construction;
- Sensitive site management during vegetation clearance works;
- Installation of integrated bird nesting features;
- Installation of bat roosting features;
- Provision of bee bricks and pollinator-friendly planting;
- Native species planting and habitat enhancement works.

The proposed landscaping strategy provides opportunities to enhance biodiversity across the site whilst retaining the wider paddock character and ecological connectivity of the surrounding area.

The proposal therefore delivers measurable ecological enhancements alongside the redevelopment of an existing developed area and is considered to comply with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

Ground Conditions and Land Contamination

A Phase 1 Environmental Desk Study has been prepared by Rogers Geotechnical Services to assess potential ground contamination, geological constraints and geo-environmental considerations associated with the proposed development.

The study confirms that the site comprises an existing stable building, associated hardstanding and paddock land located within a predominantly residential setting. A site inspection identified no obvious evidence of contamination or contaminative land uses that would present a significant constraint to development.

The desk study reviewed the historical development of the site and identified evidence of historic sandstone quarrying both within the site and the wider surrounding area. However, the assessment concludes that any difficult ground conditions associated with former quarrying activities are likely to be localised and do not represent a significant development constraint.

The site lies within an area potentially affected by historic coal mining activity. However, the site is not located within a Coal Authority Development High Risk Area and no significant mining-related constraints have been identified.

The assessment further identifies that the site is located within a Radon Affected Area where between 3% and 5% of properties may exceed the action level. Appropriate radon protection measures can be readily incorporated into the construction of the proposed dwelling through compliance with Building Regulations requirements.

The report concludes that the site is suitable for the proposed residential development subject to the recommendations contained within the assessment and any further investigations considered necessary during the detailed design stage.

Should the Local Planning Authority consider further intrusive investigations necessary, these matters can be appropriately addressed through planning conditions.

The proposal is therefore considered to comply with Policy LP53 of the Kirklees Local Plan and relevant provisions of the National Planning Policy Framework relating to land contamination and ground stability.

Climate Change and Sustainability

The proposed development has been designed having regard to the climate change objectives of the National Planning Policy Framework and Policy LP31 of the Kirklees Local Plan.

The replacement dwelling provides an opportunity to significantly improve environmental performance when compared to the existing stable building through a combination of enhanced building fabric standards, renewable energy technologies and sustainable construction practices.

Energy Efficiency

The dwelling will be designed to achieve high levels of energy efficiency through a fabric-first approach that seeks to minimise energy demand before reliance upon renewable technologies.

Measures incorporated within the development include:

- Increased insulation levels within the building envelope;
- Enhanced air-tightness standards;
- Energy efficient lighting throughout;
- High performance glazing, with triple glazing to be incorporated where practicable;
- Smart heating controls;
- Provision of energy efficient appliances and white goods where possible;
- Maximisation of natural daylight through the use of large glazed openings and rooflights;
- External drying space to reduce reliance on tumble drying.

The development will comply with, and where practicable exceed, the requirements of current Building Regulations in relation to energy performance.

Sustainable Construction and Materials

The proposal seeks to minimise embodied carbon through the careful selection of construction materials and building methods.

Where practicable, materials will be sourced locally in order to reduce transportation emissions and support the local economy. Materials will be selected on the basis of durability, longevity, thermal performance and low maintenance requirements.

Timber products will be sourced from sustainable Forest Stewardship Council (FSC) certified suppliers where available, and the use of high thermal mass construction materials will assist in regulating internal temperatures and reducing long-term energy demand.

Renewable and Low Carbon Technologies

The development incorporates a number of renewable and low carbon energy measures designed to reduce operational carbon emissions throughout the lifetime of the dwelling.

These measures include:

- Roof-mounted solar photovoltaic panels;
- Air source heat pump technology;
- Low energy LED lighting throughout the dwelling;
- Provision of electric vehicle charging infrastructure.

Collectively these measures will assist in reducing reliance on fossil fuels and support the transition towards lower carbon living.

Sustainable Drainage and Flood Risk

The application site lies outside areas identified as being at risk of flooding and the proposal will not increase flood risk elsewhere.

The development seeks to utilise existing drainage infrastructure where appropriate and will avoid unnecessary areas of impermeable surfacing. Rainwater harvesting will be considered where practicable to provide a sustainable source of water for garden maintenance and external uses.

Water Efficiency

The dwelling will incorporate a range of water efficiency measures designed to minimise water consumption and reduce pressure on local water resources.

These measures include:

- Dual flush and low-volume toilet systems;
- Low-flow taps and fittings;
- Water efficient appliances;
- Consideration of rainwater harvesting measures.

These interventions will assist in reducing potable water demand whilst maintaining a high standard of residential accommodation.

Biodiversity and Environmental Enhancement

The proposed landscaping and ecological enhancement measures will contribute positively to local biodiversity and environmental quality.

Enhancements proposed as part of the development include:

- Installation of bird nesting boxes;
- Installation of bat roosting features;
- Native planting and habitat enhancement measures;
- Biodiversity improvements identified within the Preliminary Ecological Appraisal.

These measures will help strengthen ecological connectivity and provide opportunities for local wildlife to benefit from the development.

Air Quality

The proposal will contribute towards improved air quality through the use of locally sourced materials where practicable, reducing transportation emissions during construction.

The installation of an electric vehicle charging point and renewable energy technologies will further reduce operational emissions associated with the dwelling and encourage the uptake of low-emission vehicles.

The proposed development incorporates a broad range of climate change mitigation and sustainability measures including enhanced insulation, renewable energy generation, low carbon heating, water efficiency measures, biodiversity enhancements and electric vehicle infrastructure.

The proposal therefore represents a sustainable form of development that accords with the climate change objectives of the National Planning Policy Framework and Policy LP31 of the Kirklees Local Plan.

Heritage Impact Assessment

Heritage Context

The application site lies immediately adjacent to, but outside, the designated Linthwaite Conservation Area.

The significance of the Conservation Area is derived primarily from its collection of traditional stone-built buildings, agricultural heritage, simple roof forms, strong topographical character and long-distance views across the Colne Valley landscape.

The application site does not form part of the historic core of the Conservation Area and does not contain any designated heritage assets.

Existing Contribution to Heritage Significance

The existing stable building occupying the site is a modern utilitarian structure of limited architectural quality. The building makes no positive contribution to the significance, character or appearance of the Conservation Area or its setting.

Whilst the paddock land contributes to the transitional landscape between built development and the wider valley side, the development area itself is already occupied by built form and associated hardstanding.

Assessment of Impact

The proposal replaces the existing stable building with a high-quality detached dwelling that has been specifically designed to respond to the area's established character and landscape setting.

The proposed use of natural stone and slate reflects the materials that define the local vernacular and reinforces the distinctive character of the Conservation Area. Similarly, the simple building form and pitched roof draw upon traditional agricultural influences that are prevalent throughout the locality.

The split-level design enables the dwelling to sit comfortably within the hillside and reduces its visual prominence when viewed from surrounding areas. This approach preserves the important relationship between built form and landscape that contributes to the significance of the Conservation Area.

The development does not affect any designated heritage assets, does not alter the Conservation Area boundary and does not interrupt or obscure any identified important views.

Heritage Conclusion

The proposal will result in the replacement of a building of limited architectural merit with a high-quality dwelling that responds positively to local character, materials and landscape setting.

It is considered that the proposal preserves the setting of the Linthwaite Conservation Area and delivers a clear enhancement when compared with the existing situation.

The development therefore complies with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the National Planning Policy Framework and Policy LP24 of the Kirklees Local Plan.

Planning Balance

A significant material consideration in the determination of this application is the positive pre-application advice received from Kirklees Council under reference 2025/21063.

Following a review of the site and the proposed development principles, the Council confirmed that:

“The principle of residential development is likely to be acceptable.”

The Council identified a number of matters requiring detailed consideration, including design, visual amenity, residential amenity, highways, heritage and ecology. These matters have subsequently informed the evolution of the scheme and have been comprehensively addressed through the submitted plans and supporting technical documentation.

The proposal seeks to replace an existing stable building and associated hardstanding with a high-quality detached dwelling that has been specifically designed to respond to the site’s topography, surrounding built form and landscape setting. The development utilises the area currently occupied by the stable building and associated works and avoids unnecessary encroachment into the wider paddock land, thereby maintaining the site’s open character and relationship with the surrounding landscape.

The submitted design information demonstrates how the proposed split-level form has evolved directly from the site’s challenging topography, enabling the dwelling to sit comfortably within the hillside whilst minimising its visual impact. The use of natural stone and slate, together with simple agricultural-inspired forms, ensures that the development responds positively to local character and reinforces the distinctive architectural qualities of the area.

The Heritage Impact Assessment confirms that the proposal will preserve the setting of the adjacent Linthwaite Conservation Area. The existing stable building is of limited architectural merit and makes no positive contribution to the significance of the Conservation Area. In contrast, the proposed dwelling has been carefully designed to reflect local materials, scale and character, resulting in a clear enhancement to the site’s appearance and its relationship with the surrounding historic environment.

The Preliminary Ecological Appraisal concludes that no overriding ecological constraints exist that would prevent development of the site. Furthermore, the scheme incorporates a range of ecological enhancement measures, including native planting, bird boxes, bat boxes and bee bricks, ensuring that biodiversity enhancements are delivered as part of the development.

The Phase 1 Environmental Desk Study similarly identifies no significant contamination or ground stability constraints that would preclude residential development. Any further site investigation requirements can be appropriately addressed through planning conditions if considered necessary by the Local Planning Authority.

The submitted Highway Statement demonstrates that the development can be safely accommodated by the existing highway network. The proposal will retain the established access from Tommy Lane while widening and improving the access and upgrading the shared driveway serving 7 Tommy Lane and the proposed dwelling. The driveway will be constructed to accommodate the weight and swept-path requirements of a fire appliance, or to such alternative standard as may be agreed with the Local Planning Authority.

A dedicated turning area will be provided between the existing and proposed dwellings. Swept-path analysis demonstrates that a fire appliance can access the site, manoeuvre within the proposed turning head and leave in a forward gear. The scheme also provides a detached double garage, additional on-site and visitor parking, secure cycle storage and suitable refuse storage and collection arrangements.

The Highway Statement assesses personal injury collision records for the five-year period to December 2024. Although three collisions were recorded within the wider study area, none occurred on Tommy Lane, at the existing site access or at the junctions of Tommy Lane with Gillroyd Lane or Royd House Lane. The assessment therefore identifies no existing pattern of collisions or highway safety concern that would be exacerbated by the proposed development.

The existing four-stable use generates vehicle movements associated with horse owners, veterinary visits, farriers and deliveries of feed and other materials. The Highway Statement estimates that the existing use generates approximately six to eight vehicle trips per day, with up to approximately twelve trips during summer periods and weekends.

By comparison, the proposed dwelling is anticipated to generate approximately five vehicle trips per day and no more than one trip during the recognised peak periods. The proposal will therefore result in a reduction in both overall and peak-period vehicle movements when compared with the existing stable use.

The reduction in vehicle movements, together with the widening of the access, upgrading of the shared driveway and provision of a fire appliance turning head, represents an overall improvement in highway and access terms. The Highway Statement concludes that there are no highway safety or network efficiency reasons why planning permission should not be granted.

The benefits arising from the proposed development are substantial and include:

- Delivery of a high-quality family dwelling within a sustainable location;
- Redevelopment of a site occupied by an existing stable building and associated hardstanding;
- Replacement of a building of limited architectural merit with a well-designed contemporary dwelling;
- Enhancement of the character and appearance of the site;
- Preservation and enhancement of the setting of the Linthwaite Conservation Area;
- Ecological enhancements and biodiversity improvements;
- A reduction in vehicle movements when compared with the existing stable use;
- Widening and improvement of the existing access;
- Improved emergency vehicle access to both the existing and proposed dwellings;
- Provision of appropriate parking, cycle storage, turning and servicing arrangements;
- Economic benefits associated with construction activity and local investment;
- Delivery of a sustainable and energy-efficient home; and
- Continued retention of the wider paddock and landscape character of the site.

No overriding technical constraints have been identified through the specialist assessments submitted in support of the application. The proposal has been specifically designed to avoid unacceptable impacts in respect of residential amenity, visual amenity, ecology, heritage, highway safety and ground conditions.

It is also relevant that Kirklees Council is currently unable to demonstrate a five-year housing land supply. Consequently, paragraph 11(d) of the National Planning Policy Framework is engaged and planning permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole.

In this case, the proposal delivers a range of social, environmental and economic benefits. The submitted technical evidence demonstrates that the development can be accommodated without significant adverse effects and that, in highway terms, the proposal will result in an improvement over the existing situation.

The development therefore represents sustainable development when assessed against the National Planning Policy Framework and the development plan taken as a whole.

Having regard to the positive pre-application advice, the absence of any overriding technical constraints, the highway and access improvements and the clear benefits arising from the proposal, it is respectfully submitted that planning permission should be granted.

Conclusion

This Planning Statement has demonstrated that the proposed development represents a sustainable, well-designed and policy-compliant form of development.

The proposal seeks to replace an existing stable building of limited architectural merit with a high-quality detached dwelling that has been carefully designed in response to the site's topography, landscape setting and surrounding built character.

The development is focused upon the area currently occupied by the stable building and associated hardstanding, thereby avoiding unnecessary encroachment into the wider paddock. Its split-level design minimises its apparent scale and visual prominence, whilst the proposed use of natural stone, slate and simple agricultural-inspired forms reflects the established vernacular of Linthwaite and the wider Colne Valley.

The application has been informed by detailed technical assessments relating to ecology, highways, heritage, climate change and ground conditions. These assessments demonstrate that the site is capable of accommodating the proposed development without giving rise to unacceptable impacts.

The Preliminary Ecological Appraisal identifies no overriding ecological constraints and recommends a range of mitigation and enhancement measures, including native planting and the provision of bird, bat and insect habitat features. The Phase 1 Environmental Desk Study similarly identifies no significant contamination, mining or ground stability constraints that would preclude residential development, subject to any further investigation considered necessary.

The submitted Highway Statement demonstrates that the proposal can be safely accommodated by the existing highway network. The existing access will be widened and improved, the shared driveway upgraded and a fire appliance turning head provided within the site. Appropriate parking, cycle storage and refuse collection arrangements are also incorporated.

The proposed dwelling is anticipated to generate fewer vehicle movements than the existing four-stable use. The access and driveway improvements will therefore provide an overall benefit in highway and emergency access terms, without adversely affecting the safety or operation of Tommy Lane or the surrounding highway network.

The scheme will deliver an additional high-quality family dwelling within a sustainable location, provide ecological and access improvements, preserve the setting of the Linthwaite Conservation Area and contribute towards local housing delivery objectives.

In the context of the positive pre-application advice received, the Council's housing land supply shortfall, the absence of any overriding technical constraints and the range of social, environmental and economic benefits arising from the development, the proposal represents sustainable development and accords with the objectives of the National Planning Policy Framework and the Kirklees Local Plan.

Accordingly, planning permission is respectfully requested.

Appendix A

Existing Photographs

Appendix B

Proposed Photomontage