

PLANNING APPLICATION
FOR THE DEMOLITION OF 1
DWELLING AND THE
ERECTION OF 2 DETACHED
DWELLINGS WITH INTEGRAL
GARAGES AND ASSOCIATED
EXTERNAL WORKS

LAND ADJACENT TO
2 SPA BOTTOM ROAD
FENAY BRIDGE
HUDDERSFIELD
HD8 0BB

ON BEHALF OF

B ELLIOTT PROPERTY LTD

DESIGN AND ACCESS STATEMENT

DATED: SEPTEMBER 2026

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU
TEL: 01484 854848

EMAIL: paul.briggs@northerndesignpartnership.co.uk

1.0 – THE SITE

1.01 - The site is located along the North side of Spa Bottom. See Site Location Plan, Image 1, below.

1.02 – The site currently accommodates a detached dwelling with a number of small outbuildings. See Photographs 1 and 2.

1.03 – The site is vacant and has no restrictive land designation.

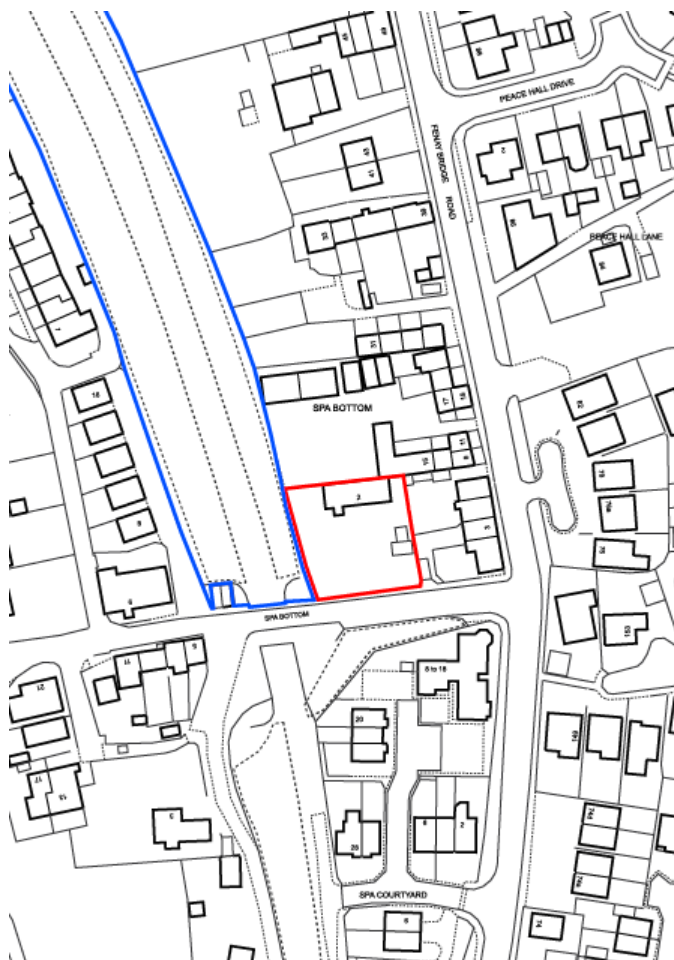


Image 1 – Site Plan – Application site is in Red and other Applicant Land in Blue.

1.04 – The site is also in a well-established residential area, close to all amenities including shops, schools and bus routes.



Photograph 1 – Existing House



Photograph 2 – Existing Outbuildings

2.0 – SITE PLANNING HISTORY

2.01 – A similar application was submitted in 2025 and was subsequently withdrawn.

3.0 – PROPOSALS

3.01 - The proposals are to demolish the existing dwelling and erect two detached family dwellings with integral garages and associated external works. The current house is in a poor state of repair and is need of replacement.

DENSITY

3.02 – The site is 960 sqm in area and a suitable size for such a proposal.

SITE LAYOUT

3.03 – The existing house was set along the North boundary. The proposed dwellings are located in the middle of the site to allow good sized rear gardens to both properties.

3.04 – The houses are located to provide a minimum of 4.0m between. This provides a spacious appearance which is in line with SPD requirements. The houses meet all ‘space about dwelling’ guidelines, with a minimum of 21.0m between habitable windows, and 10.5m between habitable windows and blank walls. The layout respects neighbouring houses.

3.05 – To the front, each property has its own access along with a driveway, parking and turning facilities. The overall plots have good levels of greenery and opportunities for planting.

EXTERNAL APPEARANCE

3.06 – The houses are very much designed to sit comfortably within the setting. The proposals are for an uncomplicated aesthetic with simply window arrangements to echo the properties in the vicinity.

3.07 – The proposals will be constructed with sympathetic materials, with natural coursed local stone and a thin profile concrete tiled roof.

3.08 – The 2 properties are designed to complement one another whilst having a varied frontage.

4.0 - POLICY AND SPD GUIDELINES

4.01 - The site is not within a restricted planning location (e.g Green belt or Conservation Area). The site is in a sustainable location, a short distance from a wide range of local amenities. In short the site conforms with both The National Planning Framework and the Kirklees Local Plan.

4.02 - The site layout and houses are designed generally in line with the Kirklees SPD guidelines. The house is set within the site maintaining a space to neighbouring properties along with a generous green frontage.

5.0 – TREES AND ECOLOGY

5.01 – There are no mature trees that affect the development.

5.02 - The application is accompanied by the appropriate Ecology Reports prepared by Quants Environmental.

5.03 – The applicant does own the adjacent railway cutting, which does offer opportunities for additional planting. See Land outlined in blue on Image 1.

6.0 - HIGHWAYS

6.01 – The proposals provide 2 parking spaces and an integral garage (min. 6.0 x 3.0m internally) per property. There is also turning within the site.

6.02 – Spa Bottom has very light levels of traffic. The road is a dead end which ensures this will remain the same. Two new vehicle accesses are formed, inset from the road to provide 2.0m pedestrian visibility.

6.03 – Front boundary walls will be kept below 900mm to ensure visibility is not compromised.

6.04 – The houses will have a car charging point and bin storage (see site plan).

7.0 – CLIMATE CHANGE STATEMENT

7.01 - In the construction of the houses conditions can be included to cover;

- a). Insulating the property to exceed the current building regulations.
- b). Car charging points will be installed to both properties for electric vehicles.
- c). Install some form of renewable energy to achieve and surpass the SAP and EPC requirements.

7.02 - The houses are in a sustainable location, with amenities including schools, supermarkets, post office, and public houses all within 1/2 mile. The site is close to main bus routes.

8.0 - CONCLUSION

8.01 - The proposals provide a family homes that sit comfortably within the site, and replace a property which is poorly located and in a bad state of repair.

8.02 - The houses will maintain appropriate sized gardens and amenity space, leaving a spacious and open appearance.

8.03 – An accompanying ecology report provides additional justification.

8.04 – The proposals do not impact detrimentally on highways safety.

8.05 - We therefore trust that Kirklees MC can support these proposals and add to the Kirklees housing stock.