DESIGN AND ACCESS STATEMENT

Outline Planning Application | Proposed Detached Dwelling

Land at Allen Croft, Birkenshaw, Bradford, Kirklees

Matters for determination: Access and Layout

Other matters reserved: Appearance, Landscaping and Scale

Prepared: November 2026

1. Introduction and Scope

This Design and Access Statement accompanies an outline application for the erection of one detached dwelling on land accessed from Allen Croft, Birkenshaw. The application seeks approval of the principle of development together with the matters of access and layout. Appearance, landscaping and scale are reserved for subsequent approval. The submitted floor plans and elevations illustrate one potential form of development; insofar as they address reserved matters, they should be treated as indicative rather than as details for determination at this stage.

2. Site and Surrounding Context

The site lies within an established built-up residential setting on the north side of Allen Croft. The location plan identifies the application land outlined in red, surrounded by existing dwellings and associated domestic plots. The wider area includes residential streets, local community facilities and recreational space. The site is accessed from Allen Croft, a local street serving the surrounding properties.

The submitted site plan shows the proposed dwelling positioned within the plot with an access and forecourt arrangement facing Allen Croft, and garden/amenity space to the rear. Existing neighbouring buildings form the immediate context. A building marked for removal appears on the submitted site plan this is an existing store building to be removed.

3. Development Proposal

The proposal is for a single detached family dwelling. The indicative accommodation comprises a living area, dining area, kitchen, utility room and WC at ground-floor level, with three bedrooms and a bathroom at first-floor level. The drawings indicate an approximate principal footprint of 8.30 m by 7.70 m; these dimensions are illustrative only and do not seek approval of scale.

The proposed dwelling is intended to provide a suitable family home within an existing residential area, making use of land adjoining established housing rather than creating an isolated form of development.

4. Layout (For Approval)

The proposed layout positions the dwelling within the identified site boundary, with its principal approach from Allen Croft and private outdoor amenity space associated with the dwelling. The arrangement has been developed having regard to the pattern of neighbouring development, the

available plot width and depth, and the need to provide a practical relationship between the dwelling, its access, parking and garden areas.

The dwelling would present an active residential frontage towards Allen Croft. The proposed site arrangement incorporates an approximately 11.0-metre driveway accessed through a 4.0-metre-wide entrance, together with a detached garage measuring 6.0 metres by 3.0 metres. The layout seeks to retain usable external space and to avoid unnecessary encroachment towards adjoining properties. The detailed relationship of parking and manoeuvring areas to the building and boundaries should be read alongside the submitted site plan.

The layout shown on the submitted application plan is the matter for approval. Any subsequent reserved-matters submission should remain consistent with that approved layout, unless an appropriate further permission or amendment is obtained.

5. Access (For Approval)

Vehicular and pedestrian access is proposed directly from Allen Croft at the position indicated on the submitted site plan. The entrance to the site is approximately 4.0 metres wide, leading onto an approximately 11.0-metre-long private driveway. The layout includes a detached garage measuring 6.0 metres by 3.0 metres (18 square metres). These dimensions are provided to clarify the access and parking arrangement for consideration at outline stage.

The 4.0-metre entrance width and 11.0-metre driveway length provide a defined approach from Allen Croft to the proposed dwelling and garage. The driveway and garage offer potential for off-street parking, subject to the detailed layout, any required manoeuvring space and the local highway authority's assessment.

6. Design Approach and Character

The surrounding area is characterised by a mix of established domestic properties of varying forms and roof profiles. The indicative elevations show a traditional two-storey dwelling with a pitched roof and domestic-scale fenestration. The detailed architectural treatment, external materials, roof form and final building dimensions will be considered at reserved-matters stage, with the objective of achieving a design that responds positively to the neighbouring streetscape.

7. Residential Amenity

The layout has been considered in the context of the close-knit residential setting. At detailed design stage, the positioning of habitable-room windows, boundary treatments and garden arrangements will be reviewed to limit overlooking and avoid unacceptable effects on daylight, outlook and privacy. The proposed dwelling will also be designed to provide reasonable internal accommodation and usable private amenity space for future occupiers.

8. Inclusive Access and Sustainability

The design will aim to provide a clear and convenient route from the site entrance to the principal dwelling entrance. Detailed levels, thresholds and internal accessibility provisions will be addressed at the appropriate design and Building Regulations stages, including applicable requirements of Approved Document M. The final building specification will address energy efficiency, insulation, ventilation and water efficiency in accordance with applicable Building Regulations.

9. Planning Considerations

The proposal represents a modest form of residential development within an existing settlement context. Its acceptability should be assessed against the adopted development plan and relevant national planning policy, including the principle of development, character and appearance, residential amenity, highway safety, parking, drainage and any site-specific constraints.

10. Conclusion

The outline proposal seeks to introduce one detached dwelling on land at Allen Croft within an established residential environment. The submitted layout and access arrangement provide a basis for considering how the site can accommodate a dwelling with a clear street approach, parking and private amenity space. Subject to the local planning authority's assessment of the submitted plans, highway matters and relevant development-plan policies, the proposal offers an opportunity for an appropriately designed addition to the existing residential area. Approval is sought for access and layout only, with appearance, landscaping and scale reserved.

Drawings Referenced

- Ordnance Survey location plan, land at Allen Croft (red-line application boundary).
- Proposed site plan, scale 1:250 (including access, proposed footprint and surrounding buildings).
- Indicative ground-floor and first-floor plans and elevations (drawing dated October 2026, as supplied).