RESERVED MATTERS DESIGN STATEMENT

Land at April Court, Roberttown, Liversedge, WF15 7RB

Local Planning Authority	Kirklees Council
Outline planning reference	2026/60/92226/E
Outline permission dated	16 October 2026
Description	Erection of residential development (one dwelling)
Applicant	P Gough
Reserved matters submitted	Layout, scale, appearance and landscaping

1. Introduction and purpose

This statement accompanies an application for approval of reserved matters pursuant to outline planning permission 2026/60/92226/E, granted by Kirklees Council on 16 October 2026 for the erection of one dwelling on land at April Court. Condition 1 reserves layout, appearance, scale and landscaping for subsequent approval. The purpose of this document is to explain the design approach and how the submitted detailed proposals respond to the site and surrounding residential context. Access is not identified as a reserved matter under condition 1 and is therefore not sought for re-determination through this application.

2. Planning background and status of the outline drawing

The outline decision establishes the principle of a single dwelling, subject to the permission and its conditions. The drawing titled “Proposed Detached Plot Two”, drawing no. 25/54/C, dated July 2026, illustrates a detached two-storey house with a hipped, multi-plane roof, a predominantly brick exterior and concrete roof tiles, together with a site arrangement adjoining April Court. The decision notice expressly states that the submitted plans demonstrated an indicative layout and scale only and that these were not agreed at outline stage. Accordingly, the drawing provides a design starting point rather than an approved detailed layout, scale or appearance. The reserved matters plans submitted with the current application must define the final proposal and take precedence for the matters now under consideration.

3. Site and surroundings

The site lies off April Court in Roberttown, within an established residential setting characterised by neighbouring dwellings, their private gardens, domestic boundary treatments and associated parking/access arrangements. The site plan indicates a constrained plot relationship with adjacent residential properties and the turning/access area of April Court. The detailed design therefore needs to respond carefully to neighbouring outlook, privacy, daylight, boundary relationships and the character of the street scene.

4. Layout

The illustrative arrangement places a detached dwelling within the plot, with its principal frontage orientated towards April Court. The proposed layout shows a clear relationship between the dwelling, its pedestrian entrance, parking/access area, private garden and neighbouring boundaries. The detailed site plan submitted for reserved matters approval shows the exact siting, separation distances, parking geometry, refuse storage and usable outdoor amenity space. The arrangement is intended to avoid unacceptable overlooking or an overbearing relationship with adjacent homes while maintaining convenient access and servicing.

5. Scale and massing

The proposed scale remains compatible with nearby residential developments and the dimensions of the plot. The overall height, ridge and eaves levels mimic surrounding properties. Careful consideration has been given to the relationship between upper-floor windows and adjoining residential boundaries to avoid any overlooking issues.

6. Appearance and materials

The elevations adopt a traditional domestic hipped roof design with brick walling, a concrete-tiled pitched roof and regularly arranged window openings. This approach is intended to sit comfortably within the established residential character of Roberttown.

7. Landscaping and boundary treatments

Drive ways and parking spaces will have a self draining pavoir finish to limit the amount of surface water run off. Soft landscaping will comprise grassed and planted areas to the remainder of the site. Careful choice of shrub planting will ensure low maintenance gardens to avoid areas becoming overgrown and tatty. Existing timber post and panel fencing surrounds the site.

8. Access, parking, drainage and servicing

Vehicular access is outside the reserved matters listed in condition 1 and was approved at outline stage.

9. Residential amenity and design considerations

The design secures satisfactory living conditions for future occupiers and neighbouring residents. Relevant considerations include the position of principal habitable-room windows, mutual overlooking, separation from neighbouring dwellings, garden privacy, outlook and potential overshadowing. The proposed domestic form and landscaping are intended to integrate the new home into its context without introducing an unduly prominent or incongruous feature. The submitted drawings demonstrate these relationships with sufficient dimensions for the Council to assess the scheme.

10. Relevant planning policy

The proposal should be assessed against the development plan and relevant national policy, including the design and amenity principles in the Kirklees Local Plan, the Kirklees Housebuilder's Design Guide SPD and the National Planning Policy Framework. The outline notice refers, among others, to Local Plan policies LP21, LP22, LP24 and LP28 in connection with access, parking, amenity and flood-risk matters. The reserved matters application is concerned with the detailed design of a single dwelling, the principle of which has already been established by the outline permission.

11. Conclusion

The reserved matters proposal seeks to deliver one appropriately designed detached dwelling in accordance with the outline permission. The design approach is a conventional two-storey brick dwelling with a pitched tiled roof, set within a domestic landscaped plot. The plans demonstrate acceptable siting, scale, appearance, landscaping and neighbouring amenity, the development can make a suitable addition to the residential setting of April Court. Approval of the reserved matters of layout, scale, appearance and landscaping is respectfully requested.