Date: 26th October 2026

Ref: 2529/RPW

PROPOSED CONSTUCTION OF 4 NO. NEW DETACHED DWELLINGS, WITH ASSOCIATED EXTERNAL WORKS AND LANDSCAPING AT:

LAND OFF ROWGATE, UPPER CUMBERWORTH, HUDDERSFIELD, HD8 8XH

DESIGN AND ACCESS STATEMENT TO ACCOMPANY & SUPPORT THE TECHNICAL DETAILS CONSENT PLANNING APPLICATION.

1.0 – CONTEXT / BACKGROUND

The site to which this application relates is located on Rowgate / Heator Lane in the Upper Cumberworth area of Huddersfield. The site has had a previous commercial use as stone reclamation, storage and processing yard and for storage of associated plant and machinery. The site is currently empty / vacant.

The site has a long planning history which is summarised in section 2 of this statement, and in more detail within the Planning Statement prepared by Emery Planning, summited as part of the overall application pack. The most recent planning application (ref. no: 2025/90919) was for 'Permission in Principle' for erection of up to 4 dwellings. The application was approved 17.06.25 and concluded that the principle / proposal for a development of 4 dwellings on the site was acceptable. This was then followed up with a pre-app. submission, the formal response for which was issued on 2nd June 2026 (ref no. 2025/21074).

Following receipt of the PIP approval Good & Tillotson Limited have now been appointed by the applicant to prepare full details to be submitted with a full 'Technical Details Consent' application' for the redevelopment of the site for 4 no. bespoke detached dwellings.

This statement supports the detailed technical details consent planning application for 4 dwellings and sets out the details of the materials / appearance / layout and massing etc. It also contains other relevant / contextual information which should be considered when determining the application.

2.0 – PLANNING HISTORY

The site benefits from an extensive planning history, as follows:

1. Ref no: 2025/90919
   Description: Application for permission in principle for erection of up to 4 dwellings
   Decision: Details Approved (17.06.2025)

2. Ref no: 2023/90282
   Description: Erection of detached dwelling with associated works
   Decision: Section 106 Full Permission (17.07.2024)

3. Ref no: 2021/92850
   Description: Outline application for erection of residential development with associated works to include landscaping
   Decision: Non-determination subject to appeal – Appeal Dismissed (23.08.2022)

4. Ref no: 2021/20052 (Pre-Application)
   Description: Pre-application for erection of two dwellings and lawful use of site as stone yard
   Decision: Application Required (09.01.2022)

5. Ref no: 92/05208
   Description: Certificate of lawfulness for an existing use of land for the storage of building materials and plant
   Decision: Certificate of Lawfulness Granted (27.08.1993)

6. Ref no: 90/02343
   Description: Application for established use certificate for storage of building plant and materials
   Decision: Established Use Certificate Refused – Appeal Part Upheld/Part Dismissed (26.03.1992)

7. Ref no: 89/02572
   Description: Established use certificate for use of land
   Decision: Refused (08.12.1989)

Further details of the planning history and relevance to this application are covered in the planning statement prepared by Emery Planning and submitted with the application documents.

3.0 – LOCATION

As noted above, the site to which this application / statement specifically relates is located on Rowgate / Heator Lane in the Upper Cumberworth area of Huddersfield.

Rowgate / Heator Lane runs from the main A365 'Barnsley Road' to Carr Lane / Birk House Lane. Carr Lane Connects to the village of 'Shepley' 1.75km to the Northwest of the site. Birk House Lane connects to the village of 'Shelly', just over 2km to the North of the site. The site itself is considered as being in a semi-rural location but is close to Upper Cumberworth Village Centre.

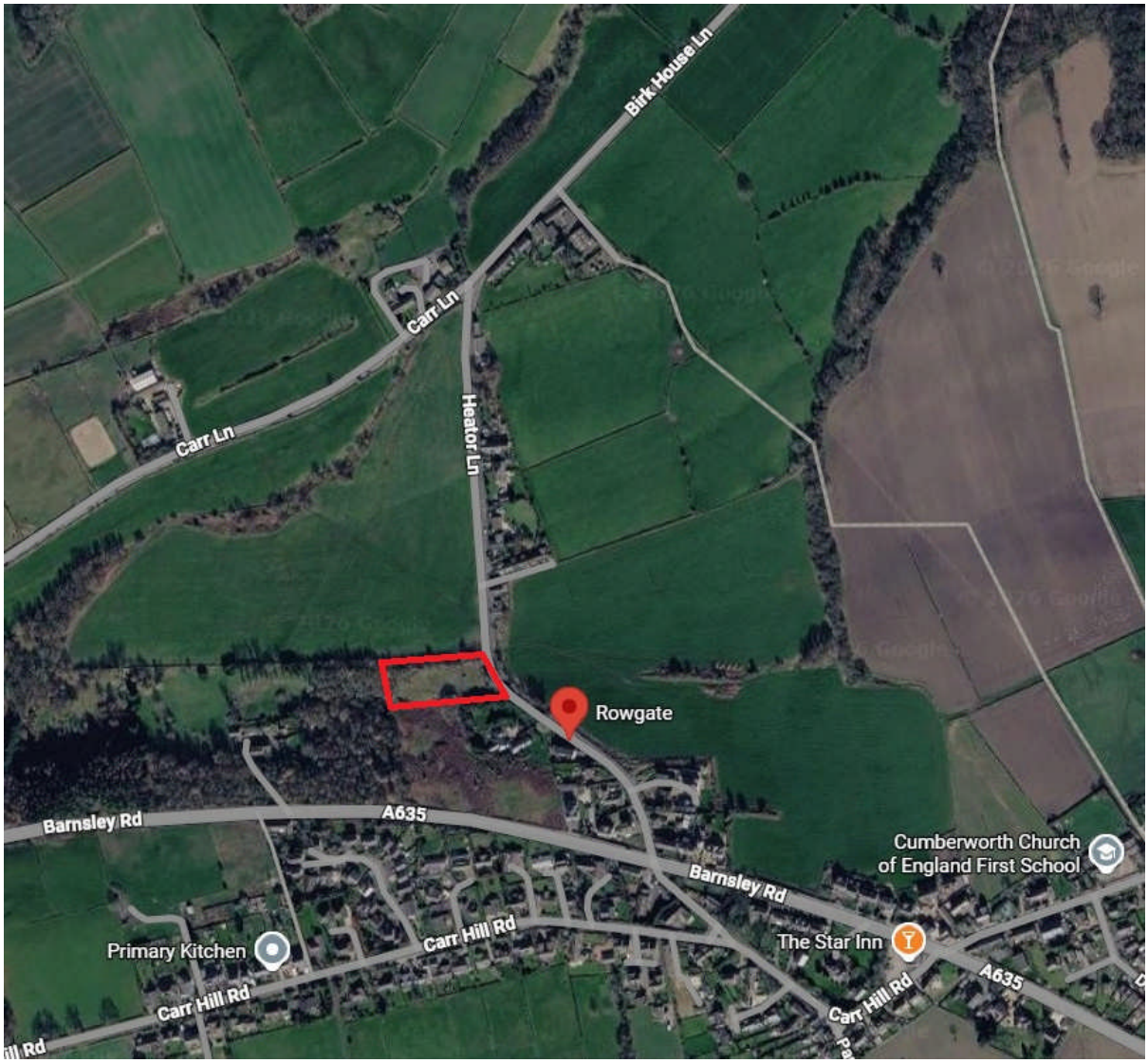
Rowgate / Heator Lane is an adopted highway linking to the main road network. The distance from the site to the A635 Barnsley Road is 200m. The A635 is the main road linking Huddersfield Town Centre to Barnsley Town Centre. Huddersfield is approximately 10km to the Northwest. Barnsley is approximately 14km to the East.

The nearest public transport provision (bus) is available at the junction of Rowgate and Barnsley Road (A635) within 250m of the site (approx. 5-minute walk). Train services are available in Denby Dale, approximately 2km away from the site, or in Shepley, approximately 1.75km from the site.

General amenities (village store, post office, pub, schools, church etc.) are all located close by in Upper Cumberworth village, approximately 0.75km away. Further amenities are available in Denby Dale, Shepley and Shelly.

In consideration of the above, and in particular because of the number of other residential properties within close proximity, the location of the site for residential use should be considered sustainable and acceptable.

Further details of the site location are indicated on the google map images below. The application site is edged red.



4.0 – USE

The site has a previous commercial use, as established by Certificate of Lawfulness application ref: 92/05208. When development of the site is completed the use of the site will be for 4 no. individual detached dwellings, with associated landscaping and domestic amenity. The planning use class will be C3.

5.0 – AMOUNT / ACCOMMODATION

The existing site area is approximately = 4215m^2 (0.42 hectares).

As noted previously, this application proposes to develop the existing land to create 4 no. large bespoke detached dwellings, set within the existing site boundary. There are currently 2 existing access points, and both will be utilised to serve the proposed development. Further details of the access are covered in section 6.0. A considered and appropriate landscaping scheme will also

form part of the works. Further details are outlined in section 9.0. Wherever possible existing trees and planting is to be retained.

Each of the 4 no. new dwellings is set over 3.5 floors (incorporating a partial basement and habitable space within the roof void). The area details for each property are summarised as follows:

Plot 1

Gross Footprint (including integral garage) = 280m^2
Gross internal lower ground floor / basement area = 200m^2 living space + 50 m^2 integral double garage.
Gross upper ground floor area = 166m^2
Gross internal first floor area = 166m^2
Gross internal second floor area = 90m^2

Total gross internal area = 622m^2 + 50m^2 integral double garage.

Accommodation within the property consists of: -

Basement / Lower Ground Floor: games room, gym (with shower room and sauna) golf simulator room and double garage. Note: Only 2 elevations are exposed on this level.
Upper Ground Floor: Formal lounge, open plan kitchen / dining / living room, utility room, WC / cloakroom, dog room.
First Floor: 3 number double bedrooms, 2 with ensuite bathroom / shower room facilities. A main family bathroom and an open plan landing / study space. The master bedroom will benefit from walk-in wardrobe areas.
Second Floor (Roof Space): 1 no. master bedroom suite consisting of bedroom with sitting area, walk-in wardrobe and ensuite.

Note: This plot / house type will be a self-build plot, and the design has been developed in line with the proposed owners specific requirements.

Plots 2 & 3

Gross Footprint (including integral garage) = 183m^2
Gross internal lower ground floor / basement area = 130m^2
Gross internal upper ground floor area = 131m^2 living space + 28.5m^2 integral double garage.
Gross internal first floor area = 150m^2
Gross internal second floor area = 93m^2

Total gross internal area = 504m^2 + 28.5 m^2 integral double garage.

Accommodation within the property consists of: -

Basement / Lower Ground Floor: Open plan space to be fitted out to the client's specification. Note: Only 1 elevation is exposed on this level.
Upper Ground Floor: Formal lounge, open plan kitchen / dining / living room, utility room, WC / cloakroom. Note: The open plan living room has direct access out to a raised balcony at the rear.
First Floor: 4 number double bedrooms, 3 with ensuite bathroom / shower room facilities. A main family bathroom. The master bedroom and bedroom 2 will benefit from walk-in wardrobe areas.
Second Floor (Roof Space): Open plan space to be fitted out to the client's specification.

Note: These plots / house type are speculative build properties for the open market.

Plot 4

Gross Footprint = 206.5m^2
Gross internal lower ground floor / basement area = 182m^2
Gross internal upper ground floor area = 184m^2
Gross internal first floor area = 184m^2
Gross internal second floor area = 120m^2

In addition to the above, plot 4 also benefits from a large detached garage / store / workshop building. Areas as follows:

Gross Footprint = 109m^2
Gross internal floor area = 97m^2

Total gross internal area = 670m^2 + 109m^2 detached double garage / workshop.

Accommodation within the property consists of: -

Basement / Lower Ground Floor: Open plan space to be fitted out to the client's specification. Note: Only 1 elevation is exposed on this level.
Upper Ground Floor: Formal lounge, study, open plan kitchen / dining / living room, utility room, dog room, WC / cloakroom, storeroom. Note: The open plan living room has direct access out to a raised balcony at the rear.
First Floor: 4 number double bedrooms, 3 with ensuite bathroom / shower room facilities. A main family bathroom. The master bedroom and bedrooms 2 & 3 will benefit from walk-in wardrobe areas.
Second Floor (Roof Space): Open plan space to be fitted out to the client's specification.

Note: This plot / house type will be a self-build plot, and the design has been developed in line with the proposed owners specific requirements.

All dwellings comfortably satisfy the National Space Standards requirements.

In consideration of the size of the site, the location, and the established access to the site, it is felt that a development of 4 dwellings is appropriate for this site, in terms of 'amount'. In addition to the main residential accommodation the properties will benefit from generous driveways / garage provision to a accommodate a minimum of 4 cars per property. Garden provision is provided at the front and rear.

6.0 – LAYOUT / ACCESS

The site layout and positon of the proposed dwellings is generally dictated by the existing site access point (off Rowgate / Heator Lane). Plot 1 will be served by a dedicated access at the lower level. Plots 2, 3 & 4 will be served by the existing access at the upper level. The 2 no. entrance points to the site will be amended to suite highways requirements for safe access, as detailed in the proposed highways details submitted with the application.

Plot 1 is positioned closest to Rowgate and as noted it will benefit from its own access point / driveway. The existing topography of the site and the existing access point dictates that the main entrance and driveway areas for plot 1 are set at the lower site level. The principal elevations to plot 1 will face Rowgate and the site entrance.

Plots 2, 3 & 4 are served by a private driveway served from the existing upper access point. There is also pedestrian access to plot 1 from the upper level. Plots 2, 3 and 4 will all front the shared driveway with the rear elevation to each plot facing the open land to the rear. At the end

of the site a large garage / storage building is proposed to serve plot 4. There is generous spacing between each dwelling, and the size and layout of the site has been developed to make best use of the available space and site area, whilst maximising views of the surrounding countryside.

The internal layout and accommodation in each property is very similar and is summarised in section 5.0. Each property has been laid out to provide access to the rear garden via the lower ground floor and for plots 2, 3 & 4 to a rear balcony at the upper ground floor level.

7.0 – SCALE / MASSING / TOPOGRAPHY

At present, the main areas of the site to be developed are nominally flat, however the north boundary slopes down significantly to the adjacent open fields. Outside the site boundary line immediately to the south there is a sleep sloping bank up to Barnsley Road, and to other residential properties to southeast corner of the site. The lower entrance to the site slopes up steeply to the main plateau level. The upper entrance is set at the main site level. Details of the site levels (existing and proposed) are clearly communicated on the proposed site plan and site section that accompanies this application.

To maximise the potential of the site it is proposed to carry out a substantial reduced level dig to create lower ground floor / basement areas and sunken rear gardens. The banking to the southern boundary will be retained and additional planting added to mitigate views of the proposed properties from the open land to the south and from Heator Lane. Following the excavation and removal of spoil from site the area that will form the rear gardens to the plots will be approximate 2.8m (1 storey) lower than the existing site level.

All new properties will be set over 3.5 floors consisting of lower ground floor / basement, upper ground floor, first floor and second floor (set entirely within the roof void). When viewed from the South, and from the shared driveway, the properties will appear as 2 storeys. When viewed from the North the properties will appear as 3 storeys. However, due to the existing banking / planting, and the sunken gardens the rear, the visual mass when viewed from the north is reduced. This results in the lower ground floor / basement level being largely obscured from view from the wider surrounding land area.

It is intended that the floor levels and eaves levels will be consistent for all plots, but the ridge level will be slightly different for each house type. Summary as follows:

Plot 1: Height above rear garden level = 11.79m
Height above shared driveway = 8.94m

Plots 2 & 3: Height above rear garden level = 12.32m
Height above shared driveway = 9.47m

Plot 4: Height above rear garden level = 12.715m
Height above shared driveway = 9.865m

As can be seen from the figures above, plot 1 has the lowest ridge height and plot 4 has the highest. This is appropriate given the context of the site and the surroundings with plot 1 being set closest to the road and plot 4 the furthest away. Overall, there is a balance to the site in terms of size and position of the dwellings and the development will be in keeping with the surrounding area.

Taking into account the variety of scale and form of the other buildings and dwellings surrounding the site, the sunken rear gardens and the natural screening to the site from the north, it is felt that the scale / massing of the proposed development is appropriate to the site, and will not have an unduly negative impact on the area.

8.0 – DESIGN / APPEARANCE / MATERIALS

Whilst the site is set slightly outside the main residential settlement in Upper Cumberworth, reference has been taken from the other properties in the area in relation to design and materials. The brief from the applicant was to provide prominent dwellings that would create a synergy between a contemporary design and local materials. Other new build properties in the area where reviewed and the properties at 33 and 43 Barnsley Road were considered to align closely with design intent for this site.

For reference, images of the dwellings at 33 and 43 Barnsley Road are as follows:



33



43

Materials to be used on the proposed properties will predominantly be coursed natural pitch faced stone with feature timber board for the walls, with natural slate roof finish. Some smooth ashlar stone will be used to window heads, sills and surrounds and to feature wall areas. Windows frames, doors, garage doors and the roofline will be black UPVC.

Further details of the proposed materials are noted on the drawings and the materials schedule submitted with this application.

The appearance of the dwellings proposed under this application would be considered as modern, but the traditional materials to the external walls and roof are appropriate to the area and compliment the surrounding landscape. Despite the traditional materials, the applicant would like to some contemporary elements to reflect the aspirational nature of the dwellings and the internal layout. Modern 'feature' window openings, Juliet balconies and accessible balconies at the upper ground floor level have therefore been incorporated. Stone and timber detailing will add balance and interest to the external appearance.

Overall, it is felt that the appearance of the properties is appropriate to the area, and in particular the appearance will not impact on the semi-rural location.

9.0 – LANDSCAPING / TREE PLANTING / ECOLOGY

At present, the site is unkept and is starting to become overgrown. There are existing trees to the Rowgate boundary and to the perimeter of the site outside the boundary line. In addition, there is established hedgerow and tree planting to the northern boundary. Wherever possible it is proposed to retain all existing trees and shrubs to the permitter of the site. However, some minor removal will be required around the upper entrance on to the site.

A preliminary ecology and BNG assessment is submitted to support this application. With regard to BNG, and due to the nature of the proposed development, it is not feasible to provide a 10% net gain on site as all areas of the site will be designated as domestic curtilage. It is therefore proposed to purchase offsite units to comply with Statutory BNG requirements. This requirement can be secured by planning condition.

In addition to the purchase of BNG units, bat and bird roosting boxes will be incorporated as part of the dwelling design.

As part of the development a landscaping scheme will be implemented appropriate to the setting and domestic use. Refer to the detailed landscaping plan prepared by TBA Landscape Architecture Ltd. submitted with this application for further details.

Given the location of the site, the applicant is committed to providing sympathetic and well considered landscaping scheme as part of the development proposals and it is felt that the site as a whole will be enhanced when works are complete.

10.0 – REFUSE STORAGE / COLLECTION

Standard domestic bins, for general waste and recyclable waste will be provided in accordance with the current Kirklees Council standards, with each property having 1 general waste bin, and 2 recycling bins.

For plot 1, bins will be taken to the street for collection. For plots 2, 3 & 4 a communal bin store is proposed adjacent to the site entrance of Rowgate. Each resident will be provided with individual bins within the bin store (in accordance with Kirklees Council requirements), but residents will put refuse in the bins when they are leaving the site. This arrangement will mean that residents do not need to wheel bins to the full length of the site on refuse collection days and will mean that the refuse collection vehicle does not need to enter the site and utilise the private drive.

Given the location of the site, the number of dwellings proposed, and the private driveaway arrangement it is felt that the refuse storage and collection arrangements are appropriate.

11.0 – ACCESS / PARKING PROVISION & HIGHWAYS

As noted previously, there are 2 existing access points on to the site and both will be utilised to serve the proposed development. The upper access will be widened and improved to ensure compliant visibly splays and to ensure safety when entering and exiting the site via. the private driveway. The site is well served by the existing established local road network / adopted highways.

Within the site, each dwelling will have a driveway capable of accommodating 2-3 cars, and all dwellings will incorporate a double garage suitable to accommodate a further 1-2 cars. The site has been laid out so that vehicles can be turned within the site, and exit on to the main road in a forward gear.

Access into the properties will be from the front, but other access doors are also available from the sides and rear. A level threshold will be provided up to the main entrance into each dwelling. At the entrance level to each dwelling there is an accessible WC. All doorways within the properties will be complainant with the requirements of part M of the building regulations.

12.0 – SUSTAINABILITY

Whilst not a specific requirement of the applicant, given the aspirational nature of the proposed dwellings, the decision was made to work towards the creation of a properties that would have minimal impact on the environment when they are complete. It is therefore proposed that the designs / specifications will significantly exceed the UK building regulations requirements.

In the first instance, and by nature of the construction, the properties will be highly insulated and sealed using a ‘fabric first’ approach to the conservation of energy. It is anticipated that this element alone will lead to a 10 – 15% improvement on existing building regulations requirements. The dwellings will also incorporate building materials that have been independently assessed for thermal bridging leading to reduced heat loss at construction junctions. *This detailed analysis of the construction details is often overlooked in energy assessments, but it gives significant reductions in CO2 emissions.*

It acknowledged that the dwellings will incorporate significant amounts of glass and heat gains need to be considered in the summer months. To mitigate this, high-performance solar control glazing will be installed throughout. Full thermal modelling will be carried out at the technical design stage to assess the impacts of solar gain.

With reference to the mechanical and electrical installations (to provide heating and power) it is proposed to install a state-of-the-art Mechanical Ventilation / Heat Recovery system to each dwelling, to provide general heating and ventilation. A small air source heat pump unit will then be installed to provide hot water and additional heat supply. The MVHR system will also make use of additional heat gain in the summer months. The heating controls will be fully zoned so that the timing of the heating and the temperature settings can be changed in the various rooms of the houses. This will mean that the heating will not operate in at a time when the room is not used. Delayed start thermostats will also be incorporated that will further reduce the time when the heating is operating. It is anticipated that the M&E installations will provide a further 50% improvement on existing building regulations standards.

Due to the orientation of the properties, opportunities for solar panel installations are limited. Nonetheless, each property will incorporate some solar panels which will contribute to the eco

performance of the houses. All internal and external light fittings will have low energy lamps. The external lighting will also have controls that restrict operation to ‘dusk to dawn’ periods.

Detailed energy / heat loss calculations will be prepared during the building regulations stage with a target energy rating of ‘A’ or above.

13.0 – SECURITY

Standard domestic security arrangements, consisting of lockable doors and windows to PAS24 standard, and a domestic intruder alarm will be provided as part of the project. Plot 1 will be behind a secure gated entrance. Plots 2, 3 & 4 will be served by a private access drive running from Rowgate, with no additional security from the road. Hedgerow and tree planting to the site will also provide an element of security. Any CCTV installations will be at the discretion of the individual occupants.

14.0 – SUMMARY

The site has had a previous commercial use but is now vacant and unkept. The principle of a 4-unit residential use has already been established, and it is felt the site is ideal for a development of this nature.

The proposals for the site have been carefully developed to provide a sensitive development that respects the existing area and surroundings to provide 4 no. high-quality detached dwellings. Following completion of the construction / redevelopment and in particular following completion and establishment of the landscaping enhancements, the site will accommodate 4 no. properties of Architectural merit which can be considered as ‘aspirational housing’ provision within the Kirklees area.

For the detailed reasons set out within this statement, and the other supporting documents and drawings submitted with this application, the application should be approved without delay.