Introduction

This statement is prepared in respect of the outline planning application for the proposed dwellings within the curtilage of the applicants' property and home, 102, Fleminghouse Lane, Almondbury, Huddersfield.

History & Use

The property, 102, Fleminghouse Lane, Almondbury is a large “arts & crafts” semi-detached house. The property benefits from large garden areas to the front, side and rear, including a large single storey garage building to the side/rear. The land is domestic curtilage and in full ownership of the applicant.

The site is designated “Built-up Area” on the Local Plan.

Amount & Layout

The total area of the applicants’ land is 1150m². The application site is 718m². The site layout is as shown on the submitted plans.
Plot 1 proposed is to be built on the same footprint as the large detached garage, to be of single storey construction as the existing garage.
Plot 2 proposed is to be built on the existing garden area, of a smaller footprint.

Landscaping & Trees

This would be dealt with at Reserved Matters stage.

Appearance

This would be dealt with at Reserved Matters stage.
Access

The proposed development would utilise the existing vehicular driveway off Fleminghouse Lane. The driveway has an existing 4.5m wide dropped crossing. The existing gated entrance can be easily modified to create a 4.5m wide vehicular entrance. It is proposed that the first 10m of the existing driveway be widened to 4.5m as shown, to allow vehicles to pass when entering & exiting.

Pedestrian access to the proposed dwellings will be off the private driveway and in accordance with Part M of the building regulations.

Summary

The proposed building plot is part of a very large garden which is under utilised and requires substantial maintenance. The proposal is for two modest sized dwellings with adequate parking & turning facilities.

The proposal will be an addition to the housing stock of Kirklees.

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Director
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