

Planning, Design and Access Statement

Residential Development
for 3 Dwellings

Land west of 143 Kinder
Avenue, Linthwaite,
Huddersfield HD4 5XD

September 2020

Document Control Sheet

Project Name	Full Planning Application
Client	Mr Chau
Project Reference	2939
Project Lead	Michael Bamford (MB)
Team Members	Harry Capstick (HC)

Version	File Name	Description	Prepared	Checked	Date
01	2939_PDAS	Planning Statement	HC	MB	18/09/20

Produced by:

Planning & Design Practice Ltd
3 Woburn House
Vernon Gate
Derby
DE1 1UL

www.planningdesign.co.uk

Table of Contents

1	INTRODUCTION	3
2	SITE DESCRIPTION AND PLANNING HISTORY	4
	Site Location	4
	Relevant Planning History	4
3	THE PROPOSED DEVELOPMENT	6
	Use.....	7
	Amount.....	7
	Layout.....	7
	Scale and Appearance	7
	Landscaping.....	9
	Access	9
4	PLANNING POLICY CONTEXT	10
	National Planning Policy Framework	10
	Kirklees Local Plan (2019).....	11
5	KEY PLANNING ISSUES	12
	Principle of Development.....	12
	Impact on the Character and Appearance of the Area	13
	Impact on Residential Amenity	13
	Parking.....	13
	Do the proposals represent Sustainable Development?	14
6	CONCLUSIONS	16

1 INTRODUCTION

1.1 Planning & Design Practice is a town planning and architectural design consultancy consisting of chartered town planners and an architectural design team. The practice operates across England and Wales and, with over 60 years combined experience in the team, the company has a long track record and an excellent record of success.

1.2 This report has been structured to provide an introduction to the site and discuss its planning history. Details of the proposed development and the rationale for it; and an examination of the key planning issues to be considered.

1.3 Also submitted to accompany the report are the following:

- Location Plan;
- Site Plan;
- Proposed Plans;
- Proposed Elevations;
- Existing Site Sections;
- Proposed Site Sections;
- Topographical Survey.

2 SITE DESCRIPTION AND PLANNING HISTORY

Site Location

- 2.1** Cowlersley is a district located within the Colne Valley. The Colne Valley is a steep sided valley on the east flank of the Pennine Hills in the English county of West Yorkshire. Cowlersley is situated approximately 2 miles (3.2 km) west of Huddersfield and is situated between Milnsbridge and Linthwaite and south of the A62 and the River Colne.
- 2.2** There is no settlement framework boundary for Cowlersley as defined by the Kirklees Local Plan (2019), however the application site relates to a parcel of land located within the built framework of the settlement. The site is located along Kinder Avenue, which is a well-established residential area. The site is bound by residential properties to the north and east, and open countryside to the west and south.
- 2.3** As can be seen from figure 1, the adjoining land to the west of the application site has been designated within the recently adopted Local Plan as a housing allocation (ID HS129). The site has capacity for up to 170 dwellings and due to its designation, it is likely that the site will come forward for residential development in order for the District to meet its housing requirement over the Plan period.
- 2.4** The site is within an extremely sustainable location due to its immediacy to the A62, which provides excellent public transport links to Huddersfield city centre.

Relevant Planning History

- 2.5** The site has no relevant planning history listed on the Council's online planning portal.



Figure 1 - Application site (edged red)

3 THE PROPOSED DEVELOPMENT

3.1 The proposal seeks full planning permission to secure residential development for 3 townhouse dwellings. Due to the site's location within the settlement framework, it is deemed that this constitutes as an infill development.



Figure 3 - Floorplans as proposed

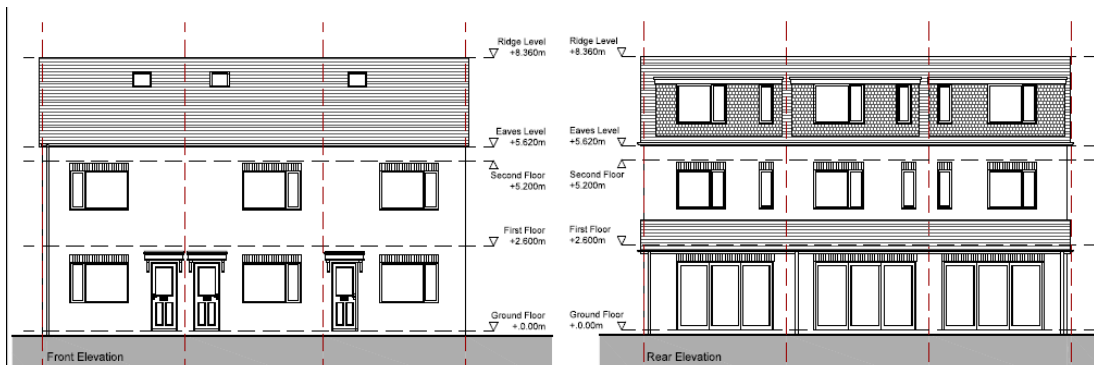


Figure 2 - Elevations as proposed

- 3.3** The ground floor of the dwellings will provide a generous living room, and separate kitchen diner, along with an entrance hall and a downstairs w/c. The first floor will provide a double bedroom, a single bedroom and a shared bathroom. The second floor comprises of a double bedroom, en-suite and ample storage space.

Use

- 3.4** The site is currently an area of hardstanding which is being used informally by the surrounding residents for parking.

Amount

- 3.5** The application site covers an area of approximately 450sqm and accounts for all the proposed works including vehicle hardstanding, entry and egress points, and the proposed footprint of the dwellings, as well as individual gardens for each property.
- 3.6** The proposed properties will be 3- bedroom townhouses, with a footprint of approximately 94sqm each.

Layout

- 3.7** The proposed site plan illustrates how the site will be laid out in a manner that protects the amenities of neighbouring properties, provides an area for parking, and offers quality private amenity space to serve the proposed dwellings.
- 3.8** The new properties will be orientated principally south which would provide fine views over the open countryside. In addition, the south facing gardens will maximise the amount of afternoon sun, and will provide an outdoor space where the residents of the new properties can relax. Each property has a large opening on the southern elevation which will allow natural light to enter the main living areas.

Scale and Appearance

- 3.9** The proposed development will be well related to an existing 'block' of housing which is comprised of semidetached/ terrace properties which form a broadly linear building line fronting on to Kinder Avenue. The proposed development will conform to the established line of building frontages in

the street scene. The existing dwellings, 'step up' increasing in height as the topography of the land rises as can be seen in figure 2.

- 3.10** The proposed development is 3 storeys and will measure approximately 8m to ridge and 5m to the eaves. Although this is a slight increase to the ridge and eave heights of the adjacent properties, the dwelling will not have an overbearing impact on the street scene and will be set back from the road a similar amount to the existing houses along the street scene and continue the existing building line along Kinder Avenue.
- 3.11** The appearance of the proposed dwellings respects the form, scale and materials of the street scene and as such will contribute to the visual character of the area.
- 3.12** The application site itself slopes gradually from north to south. This gradient is more apparent in the field that bounds the site to the south. It is proposed that dwellings will be cut into the slope to reduce the overall height of the dwellings and dominance within the street scene as well to create a levelled amenity area.



Figure 4 - Differing Ridge and Eave heights along Kinder Avenue

Landscaping

- 3.13** The site is not visually prominent in the landscape and already benefits from domesticated use through its enclosure and separation from the surrounding open countryside. The development is well related to the existing residential development and does not represent encroachment into the open countryside.
- 3.14** As such, it is considered that development of the site for housing will not lead to any significant harm to the surrounding landscape.

Access

- 3.15** This application is accompanied by a site layout plans that demonstrates that 3 dwellings can be accommodated within the site that maintains a safe and suitable access onto the highway.
- 3.16** The site is in a sustainable location and local services and facilities can be accessed safely on foot. Residents will not be reliant upon the private car for access to amenities.
- 3.17** Each dwelling has a single off-street parking space and this is considered sufficient given the sustainability of location.

4 PLANNING POLICY CONTEXT

- 4.1 The purpose of this section is to set out the r planning policy background which is relevant to the site and proposed development, as well as identifying any key studies or reports which will assist in the determination of this application.
- 4.2 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3 Other material considerations include the National Planning Policy Framework ('the Framework') and associated Planning Practice Guidance ('the Guidance').
- 4.4 The policies most pertinent to this application are contained within the following documents:
- Kirklees Local Plan (2019);
 - National Planning Policy Framework (2019).

National Planning Policy Framework

- 4.5 The National Planning Policy Framework (NPPF) is the government's overarching policy framework. At the heart of the NPPF is a presumption in favour of sustainable development. Sustainable development is defined as having economic, social and environmental objectives. Relevant policies include:
- 4.6 Paragraph 11 states that; *"plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay."*
- 4.7 Paragraph 47 states that; *"planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. "*
- 4.8 Paragraph 59 states that; *"to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward*

where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

4.9 Paragraph 68 states that; *“small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

Kirklees Local Plan (2019)

4.10 The following policies are relevant to the consideration of this application:

LP1 – Presumption in Favour of Sustainable Development

LP2 – Place Making

LP3 - Location of New Development

LP 7 - Efficient and effective use of land and buildings

LP11- Housing Mix and Affordable Housing

LP20 – Sustainable Travel

LP21 – Highway Safety

LP22 – Parking Provision

LP24 - Design

5 KEY PLANNING ISSUES

Principle of Development

- 5.1** The Government seeks to '*boost significantly the supply of housing*' through the NPPF. With regards to this application site, housing development would make the best use of the available land. Although housing supply would be significantly boosted through large-scale development, the provision of small units of accommodation will assist in meeting the broad requirement to deliver '*a wide choice of high quality homes*'.
- 5.2** The development will support local services and facilities. The site lies within the catchment of Cowlersley Primary School and Colne Valley High School, the High School has a capacity for an additional 131 pupils (August 2020). In building new family homes within the catchment of these schools, the development will help to support the long term viability of the school which is very important to the social and economic health of the area.
- 5.3** Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. The Plan includes a variety of sites of different sizes and as well as a windfall allowance which is predominantly expected to comprise sites below the Local Plan allocations threshold (0.4ha). The site is deemed as being deliverable and suitable for a family and like any other windfall site, it is intended that housing will be delivered within the next 3-5 years.
- 5.4** This complies with policy LP1, LP2 and LP3 of the Local Plan, as this development will contribute to the sustainable growth of housing in an area can support residential development.
- 5.5** Policy LP7 supports development of under use land or properties. The proposed site is an area of hardstanding located at the end of a housing estate which borders open countryside.
- 5.6** The site is underused and makes very little contribution to the character and appearance of the area. Its re-use for housing will provide 3 much need dwellings in a sustainable location. The proposed density ensures efficient use of land that is in keeping with the character of the area and the design of the scheme. The development is therefore wholly in accordance with Policy LD7.

Impact on the Character and Appearance of the Area

- 5.7** The proposal is in keeping with policy LP24 as the design is of high quality and is well integrated into the surrounding setting. The materials used will match the materials of the existing properties to further enhance the continuity of the street scene.
- 5.8** The proposed development will conform and re-enforce the established line of building frontages in the street scene. The existing dwellings, 'step up' increasing in height as the topography of the land rises. The proposed dwellings continue this to assimilate with the surrounding built form.

Impact on Residential Amenity

- 5.9** It is considered that the distance between the properties is such that there would not be any harm caused to the amenity of the occupants of this dwelling, and the new dwelling has been designed to ensure that habitable room windows also face predominantly to the south to maximise the surrounding views.
- 5.10** The proposed development, by virtue of its scale, density of development and layout is appropriate to the location. The plot size is similar to others in the immediate area and the density of development is consistent with the grain of development along Kinder Avenue. The layout of the house and its grounds is also in line with neighbouring property and the proposal fronts the road with access directly off it.

Parking

- 5.11** The application site is currently being used as an area of hardstanding for parking. These areas are consistent throughout the locality, where blocks of terraces are broken up by informal areas of parking.
- 5.12** The current use for the site is not deemed to be essential, as there is off street parking available to residents elsewhere in the vicinity, especially as there are a number of other cul-de-sacs that are used as informal parking areas. It is deemed that residential development is a more efficient use of the land.
- 5.13** A single off-street parking space has been provided for each unit. The location is within easy walking and cycling distance of all amenities, and also links to buses. The nearest bus stop is 400m

from the property and serves 4 different bus routes providing access to Huddersfield along the A62. The commute is approximately 25 minutes to Huddersfield city centre with 4 buses running every hour.



Figure 5 - Existing parking areas

Do the proposals represent Sustainable Development?

5.14 Paragraph 8 of the NPPF identifies three dimensions to sustainability: economic; social; and environmental. To achieve sustainable development, economic, social, and environmental gains should be sought simultaneously through the planning system.

Economic

5.15 The proposal would bring about both the short term economic benefits associated with new development, as well as longer-term benefits in the form of a positive contribution to the housing stock in the area.

- 5.16** In the short term, the development of the site would support the construction industry both directly through construction jobs on site and indirectly through the supply chain. In the medium to long term, the occupants of the dwellings could reasonably be expected to support local services and facilities, including the nearby stores and public houses.

Social

- 5.17** The need to increase the supply of housing is a key policy issue for the government and one of its main targets. The proposal would help to achieve this aim and would also broaden the choice of quality homes in Cowlersley.
- 5.18** The proposed dwellings will support services in including the local bus, pubs and shops especially as all the services can be accessed on foot. The proposed development will therefore contribute positively towards the vitality of the community through increasing its population with young professionals which can support the local services and engage in social and community events.

Environmental

- 5.19** The property is in a highly sustainable location where public transport is readily available and local services can be accessible on foot. As a result, those occupying the property will have little reliance on the private car.
- 5.20** The proposal is therefore sustainable in environmental, social and economic terms. In accordance with the presumption in favour of sustainable development, the broad principle of higher density residential development in this location is accordingly considered acceptable.

6 CONCLUSIONS

- 6.1** This report has been prepared in support of a full planning application for the development of 3 residential dwelling on land west of 143 Kinder Avenue.
- 6.2** The ground floor of the dwellings will provide a generous living room, and separate kitchen diner, along with an entrance hall and a downstairs w/c. The first floor will provide a double and a single bedroom, and a shared bathroom. The second floor comprises of a double bedroom, en-suite and ample storage space.
- 6.3** The site is underused and make very little contribution to the character and appearance of the area. Its re-use for housing will provide 3 much needed dwellings in a sustainable location. The proposed density ensures efficient use of land that is in keeping with the character of the area and the design of the scheme. The development is therefore wholly in accordance with Policy LD7 and complies with policy LP1, LP2 and LP3 of the Local Plan.
- 6.4** The proposal would bring about both the short term economic benefits associated with new development, as well as the longer-term benefits associated with increasing the population of the city including providing a contribution towards a range of accommodation that allows the families and economically active to stay within the area.
- 6.5** Overall, it is considered that there are no adverse impacts arising from the proposed development that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework and the Kirklees Local Plan taken as a whole an as such, planning permission should be granted.



PLANNING | ARCHITECTURE | URBAN DESIGN

Planning & Design Practice Ltd

www.planningdesign.co.uk

info@planningdesign.co.uk

Tel: 01332 347371

Derby

3 Woburn House
Vernon Gate
Derby
Derbyshire
DE1 1UL

Macclesfield

Waters Green House
Waters Green
Macclesfield
Cheshire
SK11 6LF

Matlock

Cromford Creative
Cromford Mills
Mill Lane, Cromford
Matlock
DE4 3RQ

Sheffield

The Workstation,
15 Paternoster Row,
Sheffield
South Yorkshire
S1 2BX