

DAVID HILL

## Planning, Design & Access Statement

Proposed dwelling at  
Breakmoor Avenue, Silsden, BD20 9PW

Ref: P2270



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## Introduction

The purpose of this document is to support the Full Planning Application for a dwelling at Breakmoor Avenue, Silsden, BD20 9PW.

A dwelling has previously been approved at the site under application 16/02443/FUL, but this consent has lapsed.

This document will assess how the proposal complies with planning policy and design standards from the document, 'Homes and Neighbourhoods: A Guide to Designing in Bradford.'

### Location & Site Area:

The site is outlined in red on the submitted site and location plans. The area of land included within the site is approximately 0.049ha.

### Description of the Existing Site:

The site is located to the east of Breakmoor Avenue. Residential development surrounds the site. The proposed site backs onto the new build housing estate to the east, which is still under construction. A footpath from this new estate runs along the southern edge of the site and connects to Breakmoor Avenue.

The site as existing is a near level grassed area that is not presently in use.

Photographs of the property can be found in Appendix A of this document.

### Existing Access:

The site is accessed from Breakmoor Avenue.

### Drawings:

The site as existing is shown on drawing P2270-004.

## Defining the Brief

### Site and Context Analysis:

The proposal is for residential development on an unused plot of land surrounded by residential development. A site inspection was undertaken to identify the features of the site. The main features that needed to be responded to in the design, are the surrounding properties and the footpath that runs to the south of the site.

### Responding to Character:

The majority of the surrounding housing is 2 storeys. The new housing to the rear of the site has stone walls with slate effect tiled roofs. To the south of the site is a 2-storey dwelling with a red tiled roof, and a mix of stone and rendered walls. There are a number of bungalows opposite the site, with blue slate roofs, and a mix of stone and rendered walls. Immediately to the north of the site is a dormer bungalow with stone walls and a tiled roof. Further north up Breakmoor Avenue, the properties are two storey, with a mix of stone and render walls, and a

mix of tiled and blue slate roofs. The majority of the properties on Breakmoor Avenue have stone boundary walls to the road.

Images of surrounding building are shown below:



*Newly constructed dwellings to the east of the site.*



*Dwelling to the south of the site.*



*Bungalows opposite the site.*



*Dormer bungalow to the north of the site.*



*Housing further north up Breakmoor Avenue.*

**Making places for People:**

The site is located on the edge of a new housing development and a footpath runs to the south of the site, connecting the new housing development to Breakmoor Avenue. There is an opportunity for the proposed dwelling to create a focal point that makes it easy for pedestrians to identify the footpath link into the new housing estate, by replicating the design and materials of those new properties.

The requirements of the document, 'Homes and Neighbourhoods: A Guide to Designing in Bradford' were considered to ensure high quality living spaces are designed for future residents.

**Prioritise the Environment:**

There is a need to provide renewable energy for the dwellings in order to meet the requirements of current building regulations.

## Creating a Neighbour- hood:

### **Defining a Concept**

The proposal is for a detached house.

The proposal makes use of design details from new build properties to the east, such as stone walls with a string course, stone window surrounds, and a slate effect tiled roof. The majority of the properties fronting onto Breakmoor Avenue have stone boundary walls to the road, and so the boundary treatments to the front of the house are to be stone.

### **Scale:**

The proposal is for a 2-storey dwelling. The dwelling requires a floor to ceiling height of 2.5m.

### **Movement:**

The vehicular access to the site will come from Breakmoor Avenue.

Cycle storage is to be provided. This will encourage residents to own and use a bicycle for transport.

The nearest bus stops are located approximately 140m south east of the site located on both sides of Bolton Road. A second pair of bus stops are located approximately 280m to the south, again on Bolton Road.

The Co-op is approximately 415m from the site, Silsden Primary School is approximately 480m and with Silsden High Street and its shops and services approximately 560m. Silsden Group Practice is approximately 1km from the site.

The site is located in a position that can make use of public transport and public services that are within walking and cycling distance.

### **Green Streets:**

A plum tree is positioned along the street frontage within the proposed residential curtilage.

### **Safe and Characterful Street:**

The proposed house type reflects the surrounding development in terms of materials, style and orientation to Breakmoor Avenue. Stone boundary walls are used onto the road frontage to replicate the development along Breakmoor Avenue.

### **Water and Drainage:**

The proposed scheme will make use of a sustainable drainage system, as shown on drawing P2270-003.

**Landscape:**

A landscaping scheme has been provided on drawing P2270-002, which shows planting integrated into the proposed curtilage for the dwelling.

**Biodiversity:**

The proposal includes bat boxes, bird boxes and tunnels beneath the proposed boundary walls to allow wildlife movement in and out of the proposed garden.

Two fruit trees are proposed, along with pollinator friendly shrubs and a pollinator friendly spindle hedge.

**Play:**

Patio doors are provided for the dwelling that overlook a patio where children can play whilst their parents can easily watch over them from inside.

**Topography and Ground Conditions:**

The site is relatively level. Given the historic use of the land for agriculture, it is not anticipated that the ground will have suffered any contamination.

**Key Buildings and Corners:**

The proposed dwelling will be a key corner building, providing an easily identifiable dwelling with strong boundary wall treatment, that will make identifying the location of the footpath to the south of the site easy to identify.

**Parking:**

1.5 spaces per dwelling average are required for car parking. The proposed scheme provides 2 parking spaces and therefore meets the requirements for parking provision.

1 electric vehicle charging point is required for each dwelling, and this has been provided.

3 secure cycle spaces are provided within the proposed garage.

These details are shown on drawings P2270-001 and 002.

**Waste:**

Storage for a general waste, garden waste and recycling bins is provided in the front proposed garage. This is shown on drawing P2270-001.

**Making Inclusive Places:**

The dwelling has been designed to meet Building Regulations M4(2) Category 2: 'Accessible and adaptable dwelling'. Additionally, The level nature of the site will provide level access to the dwellings for disabled people.

**Making a Home**

**Internal Layout:**

The internal layout of the dwelling is on drawing P2270-001. The dwelling complies with the 'Nationally Described Space Standards' as follows:

*"The standard requires that:*

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below*
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom*
- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide*
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>*
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide*
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area)*
- g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all*
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement*
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area"*

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

**How the proposal complies with the space standards:**

	Bedroom Type	Area sqm GIA		Bedroom Width	
		Proposed	Minimum from standard	Proposed	Minimum from standard
Floor Area	N/A	154.5	115	N/A	N/A
Built in Storage	N/A	13.5	2.5	N/A	N/A
Bedroom One	Double	18.4	11.5	4	2.75
Bedroom Two	Double	13.56	11.5	3.2	2.55
Bedroom Three	Single	10	7.5	2.5	2.15
Bedroom Four	Single	11.1	7.5	3	2.15

*Note: Points f, g, and h from the standards were taken into consideration in calculating the areas. All floor to ceiling heights are 2.5m (minimum 2.3m).*

**Light and Ventilation:**

The dwelling is not single aspect and has window openings and doors on the east and west elevations.

The proposed dwelling will make use of mechanical ventilation with heat recovery system to improve ventilation as well as the energy efficiency of the dwelling.

**Outdoor Space:**

The proposed curtilage for the dwelling contains two parking spaces and private rear garden. Secure bike storage and bin storage are provided within the proposed garage. The proposed patio area provides an area for external seating and is in a south facing position, enjoying plenty of sun throughout the day.

**Privacy:**

A 2m high boundary treatment is proposed around the rear garden of the property to provide a private amenity space. Details of this boundary treatment are shown on drawing P2270-002.

**Materials and Details:**

The proposed materials for dwellings are as follows:

- Walls: natural stone wall with Artstone string course and window surrounds
- Roof: Slate effect roof tile.



- Windows: White uPVC
- Front Door: Black uPVC door with timber appearance and small viewing window.
- Rainwater goods: Black uPVC

The landscaping details will be confirmed by a reserved matters planning consent. For the purposes of the outline application, the following hard surfacing is proposed:

- Drive: Block paving
- Patio: Stone patio flags
- Front Garden Boundary Treatment: 1.2m high drystone wall
- Rear Garden Treatment: 1.2m high drystone wall with panelled timber fencing above to a total of 2m high.
- Internal Retaining Wall: 1.2m high drystone wall with black painted metal fencing above to a total of 2m high.

Images of the proposed materials are shown below and on the following page:



*Photograph of the proposed wall and roof materials. Photograph is of the existing garage adjacent to the eastern boundary of the site.*



*Photographs of proposed door and window style.*



*Photograph showing the proposed rear boundary treatment and block paved drive.*



*Photograph showing the proposed stone flags and black painted metal fencing.*

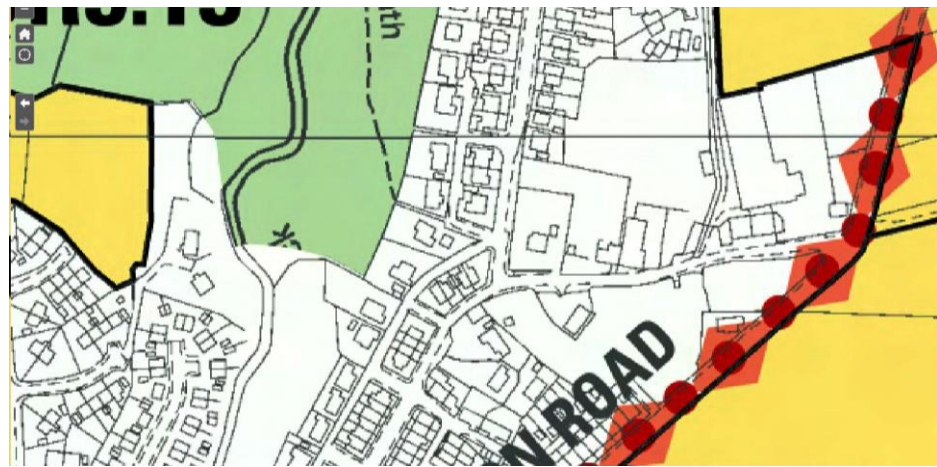
### Energy Efficiency:

The proposed dwelling will have:

- One electric vehicle charging point.
- Photovoltaic panels.
- Air source heat pump.
- Mechanical ventilation with heat recovery.
- Garage including space for storage of three bikes.

### Planning Policy

In this section the planning policy affecting the site will be assessed. This will include local and national policy. The relevant Development Plan for the area is the Replacement Unitary Development Plan (RUDP) (2005) and the Core Strategy (2017).



Extract from RUDP Policy Map showing site as white land.

### Core Strategy

#### Policy HO9: Housing Quality

- 'A. New housing development should be high quality and achieve good design.*
- B. The Council will encourage and support new residential developments to achieve high sustainable design and construction standards. The minimum acceptable sustainable housing standards are set out in the Building Regulations.*
- C. Larger housing sites should include a proportion of new homes which are designed to be accessible and easily adaptable to support the changing needs of families and individuals over their lifetime, including older people and people with disabilities.*
- D. New development should provide private outdoor space for homes, unless site constraints make this clearly unfeasible and/or unviable.*
- E. New homes should be well laid out internally and should provide suitable space standards appropriate to the type of home. Rooms should receive adequate levels of daylight.*
- F. New development should provide adequate storage for bins, recycling and cycles. These should be located or designed in a way which is both convenient for residents and supports the quality of the street scene.'*

### **How the Proposal Complies with Policy HO9**

Compliance with this policy has been covered off in detail earlier in this document.

## **National Planning Policy Framework**

### **Paragraph 11**

*'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; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'**

*'8 This includes, for applications involving the provision of housing, situations where: (a) the local planning authority cannot demonstrate a five year supply (or a four year supply, if applicable, as set out in paragraph 226) of deliverable housing sites (with a buffer, if applicable, as set out in paragraph 77) and does not benefit from the provisions of paragraph 76; or (b) where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years.'*

### **How the Proposal Complies with Paragraph 11**

The proposal is for residential development in an area shown in the RUDP maps as white land, within the development limits of Silsden. There are no development plan policies that would prevent the development of this type of land.

Bradford Council cannot demonstrate a 5-year land supply and policies should be considered out of date for the purposes of determining the application.

The proposed site will contribute one dwelling towards Bradford's housing land supply requirements, and there are no significant and demonstrable adverse impacts that would outweigh this benefit.

## **Summary**


It is our opinion that the proposed scheme is of a high-quality design and reflects the character of the surrounding area and accords with the requirements of the document, 'Homes and Neighbourhoods: A Guide to Designing In Bradford.' The proposal complies with policy in the Core Strategy and National Planning Policy Framework, and there is therefore a presumption in favour of approving the planning application.

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Signed

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**Appendix A: Photographs of the site**

