

Design and Access Statement.

Proposed dwelling

320 New Hey Road,

Oakes, Huddersfield

- The Application is an outline one with all matters reserved to create a dwelling within the curtilage of 320 New Hey Road.
- The application is for the same outline dwelling previously approved under application 2008/60/93224/W2 which expired on 29th May 2012 and application 2012/60/93585/W which expired on 15th January 2016.
- A detached house and garage to the rear of 324 New Hey Road has been erected which establishes the existing site access can be utilised for additional dwellings.
- Drawing number 1895/02 shows a dwelling of similar size to that approved to the rear of number 324 and whilst illustrative demonstrates sufficient space exists to form a dwelling on the land in question.
- Currently 3 existing dwellings plus the one recently constructed exist off the access therefore one additional dwelling would be permissible off the existing private access.
- As all matters are reserved these can be addressed at a later date.
- The NPPF stipulates that UDP plan policies are valid until such time as a replacement plan comes into force therefore permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. There are no specific policies in the NPPF which would indicate that this particular development proposal should be restricted.
- Paragraph 47 of the NPPF aims to 'boost significantly the supply of housing' by a number of measures including a five year housing supply of specific deliverable sites with an additional buffer of 5%. Kirklees does not have a plan in place to deliver this and this site would as a deliverable site contribute to the five year housing supply.