



Kirklees MDC,
Planning Services,
PO Box B93,
Civic Centre III,
Huddersfield,
HD1 2JR.

Dear Sir / Madam,

**RE: DETAILED APPLICATION FOR 1 NO DWELLING – LAND AT 1 CARR TOP LANE,
GOLCAR, HUDDERSFIELD, HD7 4JB – MR T SMITH**

Please find attached the above-mentioned application which has Planning Portal reference 04681234. I confirm a cheque for the requisite planning fee has been forwarded in the post.

Submitted in support of the application are the following:-

- (i) Full site plans and details – Martin Walsh Residential;
- (ii) Planning Support Statement – Townsend Planning Consultants;
- (iii) Design and Access Statement – Townsend Planning Consultants; and
- (iv) Statement of Significance – Townsend Planning Consultants.

In support of the application and to provide summary background details, I would comment as follows:-

1. The subject site is located fronting onto Carr Top Lane, Golcar. The subject site falls within the residential curtilage of the host dwelling No 1 Carr Top Lane and currently constitutes a surfaced and grassed area. Part of the site is level and part sloping. The site is accessed via a private driveway which serves three existing properties, including the host dwelling.
2. This application seeks to develop 1No detached dwelling within the site. This will bring into fully beneficial use the subject land.

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3. In drafting up the scheme care has been taken to ensure that the proposed scheme is wholly appropriate for the site in terms of siting, form and design. It will relate well to the residential layout of the existing properties on site and to the street scene. It is considered that the development will not give rise to issues of harm to the Conservation Area and, indeed, will assist in providing a sense of enclosure to Carr Top Lane.
4. It will be noted that in respect of the land to the rear of the host dwelling planning permission was granted for residential development 2015/60/90507/W, which was approved on the 9th September 2015. Quite clearly in approving that application the Council acknowledge that development in this location can be undertaken without giving rise to issues of harm to the Conservation Area.
5. It is noted that the Council do not currently have a five year land supply and whilst this is only for a single plot, nevertheless weight must be given towards that issue.
6. It is considered that the proposal in terms of design is wholly appropriate for the site. Nevertheless, the applicant remains willing to discuss all aspects of the proposal with the Council.
7. Full details of the proposal and the context in terms of issues of planning policy and central government guidance are set out in the accompanying Planning Support Statement.

Should the Council require any further information or wish to discuss the matter, please do not hesitate to contact me. In any event, I would be grateful if you would contact me prior to drafting up your recommendation for determination.

Yours faithfully,

Michael Townsend BA (Hons) MRTPI
Chartered Town Planner

Encs