

## **Planning Conservation & Design Consultation**

**Consultation on Application Number:** 2018/92934 & 2018/92935

**Address:** Land adjacent, former Gees Garage, New Hey Road, Outlane, Huddersfield, HD3 3YJ

**Proposal:** Outline application for erection of residential development

**DC Officer:** Matthew Woodward

**Conservation & Design Officer:** Craig McHugh

**Date of consultation response:** 09/10/2018

Outlane developed as a linear settlement along the Huddersfield and New Hey Turnpike. Traditional housing in the village is stone built and formed in short rows roughly parallel with the main road. Later developments, which were mostly located off the main road have adopted a variety layouts. The former Gees Garage site detracts from the appearance of Outlane when approached from the east and redevelopment presents an opportunity to improve the character and quality of the area.

The proposed developments total 29 houses. Particular care should be given to the relationship between the new development and the main road. In application 2018/92935, consideration should be given to orientating plots 1-5 to front onto the main road to better respond to the character of the area in accordance with NPPF 2018 paragraph 130. There are not considered to be any impacts on any heritage assets arising from the proposal.