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13th September 2018

Kirklees Council
Planning Services
P. O. Box B93
Civic Centre 3
Huddersfield
HD1 2JR

Re: **Proposed A1 Unit adjacent to 33, Greenhead Lane, Dalton**

I refer to our exchange of emails regarding the above proposal, whereby after forwarding you the proposed drawings, you emailed me back to say that any response could only be given through a formal pre-application enquiry.

We have discussed your response with our client and have decided to submit a planning application instead.

As you are aware, we had previously submitted an application for a small detached bungalow on this residual land, but ended up withdrawing it due to your concerns regarding the proximity to the TPO trees and the siting of the proposal.

We would therefore make the following comments in support of the application which now appears to address previous concerns:-

The reduced footprint of the proposed A1 Unit when compared to the previous bungalow now enables it to be positioned wholly outside the root protection area of the TPO trees.

Being smaller in area than the bungalow enables the roof height to be reduced, which along with the smaller footprint reduces the visual impact of the building in relation to the site and surroundings.

A further advantage of the smaller size enables the building to be set further back from the site frontage which was previously a concern.

As there is no requirement for any windows on the rear elevation for this use class, there will be no overlooking into the houses behind.

Overshadowing from the TPO trees was previously a concern when the building had a residential use. However, with the proposed A1 use, this ceases to be an issue.

Regarding parking provision. There is adequate on-site parking for a retail unit of this size so the buildings clientele do not park on the road.

Whilst the A1 unit is not situated in a recognised local centre, there is sufficient surrounding residential catchment and passing footfall to support a unit of this size, and the unit is sufficiently small enough to have a negligible impact on the nearest local centres.

Finally, it is imperative that a suitable use for this land is found as it is fast becoming a site for fly tipping and depositing of garden refuse. The use of the land is residential, due to its inclusion in a previous red line residential approval. NPPF seeks to encourage the effective use of land and we maintain that in applying for an A1 use, we have overcome all the issues which were raised as concerns during the previous residential application.

Yours sincerely 

for and on behalf of
Farrar Bamforth Associates Ltd
J. Robinson