



HG/JC/2592

19th March 2019

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

Reserved Matters Planning Application for Erection of Dwelling on land adjacent to 32 Grasmere Road, Gledholt, Huddersfield HD1 4LJ.

Please find enclosed a reserved matter planning application for the erection of a dwelling on land adjacent to 32 Grasmere Road, Gledholt, Huddersfield.

Outline planning permission was granted for residential development on this site in February 2019 (Ref: 2018/93605). Whilst the principle of housing on this site was considered acceptable, the officers report raised concerns with the indicative layout showing the dwelling pushed back away from the established building line. This application reflects these comments with the proposed dwelling falling in line with the established building line on Grasmere Road.

We also note the comments relating to the width of the plot sizes and the concerns about the indicative layout achieving 1.5m between the dwelling and the plot boundary. It should be noted that the UDP no longer comprises the Development Plan and therefore the distances quoted in UDP Policy BE12 are no longer policy, however we appreciate that PLP24 now provides the guidance on design for new developments. It states that:-

"The form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape"

The area is characterised by large detached dwellings sitting tight to their plot boundaries. Dwellings at 38, 36, 34 and 32 all fail to comply with the stated 1.5m requirement between dwelling and plot boundary. Most other dwellings on the road are semi-detached properties, which clearly couldn't be accommodated on this site. Therefore, whilst the proposed development does not exactly accord with the former UDP policy, we believe the proposed development respects the character of the townscape and therefore accords with PLP24. A narrower house would look elongated and not reflect the character of the area. Furthermore, to prevent on street parking an integral garage is required. To accommodate this, the living room at the front of the building is already quite narrow. Any further narrowing of the building would impact on the functionality of the rooms.

The rear of the building sits in line with the rear of 32 Grasmere Road and as implied in the officer report this means the proposed dwelling would not be visible from front/rear aligned habitable room windows, and the building would not cause harmful overbearing or overshadowing of the neighbouring gardens.

I hope you agree that the attached drawings are sufficient for you to validate and subsequently approve this planning application.

For and on behalf of Acumen Designers & Architects Ltd

Yours faithfully

A handwritten signature in black ink, appearing to read 'H. Gledhill', written in a cursive style.

Hamish Gledhill BSc (Hons), Dip TP, MRTPI