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FAO Mr N Bearcroft

Your ref: 90191
Our ref: 4081/Fixby

4 March 2022

BY EMAIL ONLY: dc.admin@kirklees.gov.uk

Dear Mr Bearcroft

**2022/62/90191/FU – Extensions & Alterations to existing garage to create dwelling as annexe associated with 410 Birkby Road, Huddersfield, HD2 2DN**

is instructed by the to submit comments in respect of the current planning application referenced above which proposes the redevelopment and conversion of an existing triple garage block (with office/ storage over) for the formation of a new dwelling house. The proposals are on land adjacent to the

Planning permission was granted for the demolition and rebuild of 410 & 412 Birkby Road last year and the building work is ongoing. The proposals for the garage conversion are explained in the accompanying Design and Access Statement as providing further residential accommodation for immediate family, which is described as comprising two households.

Having considered both the plans and the supporting material, several concerns arise in of terms principle and some of the detail.

Policies within the Framework and the Local Plan seek to promote high quality design and protect the residential amenity of current and future occupiers, as well as those in neighbouring properties.

Within the adopted Local Plan, the provisions of LP24 Design provide the overarching framework. It sets out a range of considerations for promoting and considering good design and the appropriate re-use of existing buildings (d) to meet the accommodation needs of different users (f). However, the provision of such accommodation must give consideration to:

- Form and scale reflect the character of the area
- Provide a high standard of amenity for future and neighbouring occupiers
- Minimise impact upon the amenity of future and neighbouring occupiers
- Promote high levels of sustainability, including re-use and adaptation of existing buildings(i) where facilitating the use of electric and low emission vehicles and incorporating adequate facilities to allow for recycling and recovery

There are concerns that the current proposals do not constitute an appropriate level of accommodation for two separate households and it may represent overdevelopment of the site.

Looking specifically at the internal arrangements, the proposals only include for one bathroom and that is constituted as an ensuite to one of the bedrooms. It follows therefore whether the accommodation is for two households as suggested by the supporting information supplied by the applicant.

It is apparent from how the application forms have been completed that the proposal is deemed by the applicant as a new dwelling, when the likelihood should be that the converted building should remain as an ancillary use to the main dwelling. A clarification on this matter would be welcomed.

Nevertheless, it remains unclear how the building will perform as ancillary accommodation as it is separated from the main house by the driveway entrance which serves the adjacent residential property at No.412. Whilst this might function within the present ownership, there may be future pressures to subdivide the ownership.

The proposal seeks to convert a triple garage with storage over into a sizeable two bedroomed residential "annex" with three reception rooms. The proposals provide adjacent parking for one vehicle. No other information is provided about the external arrangements for outside garden and amenity space, storage, waste disposal bins etc. It is unclear how these matters will be reconciled.

Previous concerns raised by the related to pressure on the protected trees (subject to a group TPO). It is noted that one of the protected trees has been removed, albeit the tree report suggested the specimen was in decline such that it should be felled. Clearance of the tree has facilitated the extension of the garage block. It is important that these proposals, along with on-going development/building work, do not result in further erosion or diminution of the tree belt which provides an element of screening to the residential properties on Valley Head which sit below this site.

In conclusion, the considers that there are relevant concerns regarding the material submitted in support of the conversion of the garage block into ancillary accommodation for two households. As such it is concluded that the proposals are not consistent with the provisions of the Framework and contrary to relevant policies in the Development Plan particularly LP24. Either clarification should be provided of the issues raised in this correspondence or planning permission withheld.

We would welcome acknowledgement of receipt of these comments. If any changes are proposed to the application proposals, we would welcome the opportunity to comment further.

Yours faithfully