

HG/JC/1895

2nd December 2022

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

**Outline Application for the Erection of 1 Detached Dwelling at Land adjacent to
320 New Hey Road, Oakes, Huddersfield, HD3 4GQ**

Please find enclosed an outline planning application, with all matters reserved, for the erection of a dwelling on land adjacent to 320 New Hey Road, Oakes, Huddersfield, HD3 4GQ.

Outline planning permission was granted for 1 detached dwelling on this site in May 2009 (Ref 2008/93224), which establishes that a dwelling can be accommodated on this site. Subsequent planning applications have been approved on this site (Ref: 2012/93585, Ref: 2016/90141 and Ref 2019/91141). Each time one has expired a new application has been made and subsequently approved. The drawings submitted with this planning application are the same as those submitted with the previously approved planning applications.

Planning permission was granted (Ref:2008/91696) for a detached house and garage to the rear of number 324 and illustrative drawings demonstrate sufficient space exists to form a dwelling on the land in question.

Currently 3 existing dwellings plus the one yet to be constructed exist off the access therefore one additional dwelling should be permitted off the existing private access.

All matters are reserved and can be addressed at a later date.

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

Hamish Gledhill BSc (Hons), Dip TP, MRTPI

