

VARIATION OF CONDITION APPLICATION

AT

412 BIRKBY ROAD
BIRKBY
HUDDERSFIELD
HD2 2DN

ON BEHALF OF
MR S.HANDA

DESIGN AND ACCESS STATEMENT

DATED: DECEMBER 2022

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – SITE PLANNING HISTORY

1.01 - Planning Permission was granted in September 2021 for the demolition of existing dwellings and garage and erection of two detached dwellings Planning Ref: 2021/91239.

1.02 – The application related to 410 and 412 Birkby Road, HD2 2DN.

1.03 - Condition 2 of that approval states;

'The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.'

2.0 – PROPOSALS

2.01 - The houses are now under construction and the applicant would like to make a minor alteration to the garage of No. 412. It is important to note that none of the proposed alterations increase the garage footprint, height or volume.

2.02 - The applicant is proposing to change the position of the originally approved detached garage. This change has been forced due the position of a new retaining wall. As a result, if the garage was to remain in a similar position to the location previously approved, the driveway access and manoeuvrability around the garage would become too tight.

2.03 - The proposed garage has been relocated close to the South West corner of No.412 and has been set back 1 metre away from the boundary fence to the West. Nick Goddard has previously commented on the garage being in this location:

'The garage proposed for No.412 that was close to tree T30, is sited on an area of mostly hard landscaped ground so would be unlikely to have a significant impact on the adjacent tree. If the garage could be pulled forward a metre from the boundary then I would have no objection with this location.'

2.04 – This proposed location gives the applicant much more manoeuvring space, without compromising the relationship between the garage and the dwelling. A more enclosed feel to the garage entrance has been created, however the frontage of the dwelling remains open.

3.0 - CONCLUSION

3.01 - Although the revision is minor, the applicants are keen to ensure all planning procedures are adhered to, hence this application to vary condition 2 of the approval.

3.02 – As mentioned the alterations do not increase the size of the approved garage. The change has no impact on neighbouring properties.

3.03 - We therefore trust that Kirklees MC can support this proposal.