

VARIATION OF CONDITION
APPLICATION

AT

410 BIRKBY ROAD
BIRKBY
HUDDERSFIELD
HD2 2DN

ON BEHALF OF
MR R.HANDA

DESIGN AND ACCESS STATEMENT

DATED: APRIL 2023

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 - In September 2022, planning permission was granted (2022/92185) to vary Condition 2 of that approval which stated;

'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.'

1.04 - The variation, relating to 410, was to amend the window design, use the integral garage for habitable space, insertion of roof lights and the incorporation of a second floor within the roofspace.

2.0 – PROPOSALS

2.01 - The houses are now under construction and the applicants have reviewed the layout to No. 410. It became apparent that the house was lacking a adequately sized and suitably located prayer room. This facility is essential due the heritage of the applicants.

2.02 - To facilitate this requirement, the proposal is to relocate the gym / wellbeing room into a single storey addition to the rear of the house, and the prayer room sited in its place.

2.03 - The proposed single storey addition is designed with a flat roof to limit any impact on No. 412. The extension, due to its location, will have no bearing on any other neighbouring properties.

2.04 - The design of the single storey addition will very much compliment the original design, with materials and details to match.

3.0 - CONCLUSION

3.01 - The proposals are for a single storey complimentary addition to No. 410. The proposals will have no bearing on neighbouring properties, and No.410 maintains substantial garden and amenity areas.

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