

APPLICATION FOR A NEW
DETACHED DWELLING (MODIFIED
DESIGN)

AT

410 BIRKBY ROAD
BIRKBY
HUDDERSFIELD
HD2 2DN

ON BEHALF OF
MR R.HANDA

DESIGN AND ACCESS STATEMENT AND HERITAGE
STATEMENT

DATED: JULY 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.

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.

1.05 - A subsequent variation application was submitted to include a single storey extension to the rear of 410. However during the assessment of that application, the planning officer (Mr Holmes), concluded that the revisions could not be considered as a variation and a full application should be submitted.

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.

3.00 - HERITAGE STATEMENT

3.01 - The house design has already received planning approval. The proposed extension is designed to complement the house, with materials , window designs and materials all to match the host dwelling.

3.02 - The addition of an extension to the rear will not impact on the conservation area, due to its modest size and location.

4.0 - CONCLUSION

4.01 - 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.

4.02 - The revised proposal will have no detrimental impact on the conservation area setting.

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