

6th February 2024

Planning Department

Kirklees Council

Flint St,

Fartown,

Huddersfield

HD1 6LG

Re: Planning Application for a Detached Garage at 68 New Hey Road, Huddersfield

Dear Planning Officer,

I am writing to submit a householder planning application for the construction of a detached garage located at the end of the rear garden of the property at 68 New Hey Road, Huddersfield, HD3 4AJ. This proposal aligns with the objectives outlined in Kirklees Local Plan and NPFF, and I would like to address key policies relevant to this application.

1. LP1 - Presumption in favour of sustainable development: The proposed detached garage is designed with sustainability in mind, utilizing eco-friendly construction materials and adhering to energy-efficient principles. The development aligns with the local plan's commitment to sustainable practices and contributes positively to the overall environmental impact of the area.

2. LP2 - Place Shaping:

The proposed garage has been carefully designed to complement the existing architecture of the property and the surrounding area. It enhances the visual appeal of the locality without compromising the character or identity of the neighbourhood, thereby contributing to the place-shaping goals set out in the local plan.

3. LP21 - Highway Safety:

A thorough traffic and transportation assessment has been conducted to ensure that the proposed development does not pose any adverse effects on highway safety. The majority of the properties that back onto the rear access road have detached garages (singular and double bays, both flat and pitched roofs). The traffic assessment undertaken has concluded that the minimal traffic flow on this road is mostly for residential parking and for the collection of refuse bins. The location of the proposed garage has been set back by 1.5m, with the boundary walls being of minimal height approx. 1m allowing for clear sight lines. The proposed development has been chosen to minimize any potential impact on traffic flow and pedestrian safety in accordance with LP21.

4. LP22 - Parking:

Current Parking provisions for 68 New Hey Road allow for two vehicles. The proposed development ensures there is no loss of parking spaces with adequate parking facilities within the garage - 2no. spaces (ensuring that it does not result in any additional on-street parking demand). This complies with LP22, which aims to manage parking provision effectively to avoid congestion and enhance the overall residential environment.

5. LP24 - Design:

The existing rear garden is currently fully paved with no clear provisions for amenity space for the occupier, the provision of a detached garage at the rear allows for a defined zone for a secluded private courtyard garden improving the amenities of the occupier. The design of the detached garage conforms to LP24, emphasizing high-quality architecture that is sympathetic to the existing surroundings. The scale, materials, and appearance have been chosen to enhance the aesthetic value of the property and the wider locality.

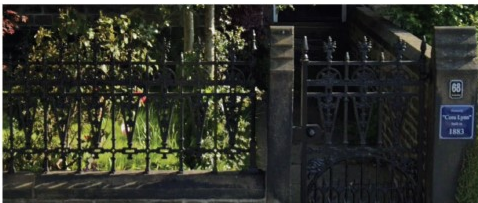
Below are precedent images of proposed architectural style and detailing ensuring a high quality build is accomplished that enhances the existing building and surrounding context.



Arched Garage Doors



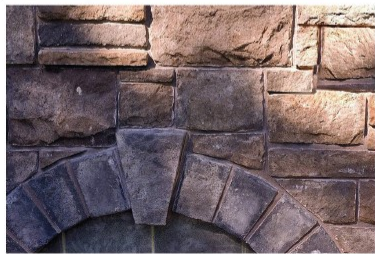
Setback Arch Stone Detailing



Matching Ironworks to Original Dwelling



Matching Stone work to Original Dwelling



Traditional Keystone Detailing Above Arches



Edging Copping Stone on Pitched Roof



Corbel Stone Detailing



The above diagram demonstrates that the proposed development is subservient in footprint and scale to the original building and its garden, preserving a reasonable amount of private amenity spaces with no more than 50% of garden space lost.

Historical maps published in 1918 confirm the extension to the rear of the property was built prior to 1913 which would deem this to be a part of the original building footprint this ensures the proposed development to not be akin to overdevelopment of the site. Further historical maps published in 1893 also show the rear extension.



The above map was published in 1914

6. LP26 - Renewable and Low Carbon Energy:

In accordance with LP26, the proposal incorporates renewable and low carbon energy features where applicable. This includes provisions for solar panels on the garage roof, contributing to the reduction of carbon emissions and promoting sustainable energy practices.

In conclusion, the proposed detached garage at 68 New Hey Road aligns with the key policies outlined in Kirklees Local Plan and NPFF. It enhances the sustainability, safety, and overall quality of the area while adhering to the design principles set forth in the local plan. We believe this development will be a positive addition to the community and respectfully request your favourable consideration.

Thank you for your time and attention to this matter. We look forward to the opportunity to discuss this proposal further if required.

Sincerely,

Jordan Cathcart

