

APPLICATION FOR THE
ERECTION OF A DETACHED
OUTBUILDING

AT

410 BIRKBY ROAD
BIRKBY
HUDDERSFIELD
HD2 2DN

ON BEHALF OF
MR R.HANDA

DESIGN AND ACCESS STATEMENT
AND HERITAGE STATEMENT

DATED: JUNE 2024

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU

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 - Planning Permission was granted in August 2023 for the modified proposal to No. 410 Birkby Road.
Planning Ref: 2023/91803.

1.03 - Planning Permission was granted in April 2024 for the demolition of garage/office and erection of new building to form annexe and associated operations to form retaining walls
Planning Ref: 2023/93713

2.0 – PROPOSALS

2.01 - The houses are now nearing completion and the applicants have reviewed the storage spaces for both the annex and external landscaping areas.

2.02 - As previously disclosed, the annex will be occupied by the owner's aged parents. The parents require a safe store for a mobility scooter and other disability equipment. The outbuilding will also provide essential storage for equipment to maintain the extensive external garden areas e.g. mowers and other related equipment. Also the building will provide winter storage for garden furniture.

2.03 - To facilitate this requirement, the proposal is to create a separate store 6.6 metres long by 5 metres wide externally to the south east of the annex.

2.04 - The proposed single storey addition is designed with a low pitched roof to limit any impact on the annex. The store room, due to its location, will have no bearing on any other neighbouring properties.

2.05 - The design of the single storey addition will match the details and materials of the dwellings.

3.00 - HERITAGE STATEMENT

3.01 - The proposed store is designed to complement the house, with materials, window designs and materials all to match the host dwelling.

3.02 - The addition of a store 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 addition within the land boundary of No. 410. The proposals will have no bearing on neighbouring properties, and No.410 maintains substantial garden and amenity areas.

4.02 - The proposal will provide essential secure storage and will have no detrimental impact on the conservation area setting.

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