ACUMEN
Designers & Architects

HG/JC/2902

17th July 2024

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

Erection of detached building forming annex accommodation associated with 48 Deighton Road, Deighton, Huddersfield, HD2 1UF

Please find enclosed a planning application for the erection of a detached building forming annex accommodation associated with 48 Deighton Road, Deighton, Huddersfield, HD1 1UF.

This is a re-submission of a planning application (Ref: 2024/91042) that was refused by the Council in June 2024. The main reason for refusal was the proposed building by virtue of its siting, overall footprint and construction materials would form a prominent and incongruous building failing to retain the appearance of a subservient, ancillary building that would be out of character with the host and surrounding development and the wider character and appearance of the area

Further to the refusal of the planning application, the planning officer kindly discussed an amended scheme, explaining that the issues regarding siting, footprint and construction materials need to be addressed. She explained the application should be resubmitted as an annex building, rather than a household outbuilding. She advised that the reduction in footprint would be a welcomed solution. In terms of construction materials, she advised that the structure is constructed from stone rather than render.

The second reason for refusal related to car parking to which the planning officer explained When assessing proposals for annexe's the level of parking requirement is more flexible as the annex can be conditioned to be used ancillary to the host dwelling and therefore the host property and the annex would be viewed as one planning unit rather than two separate dwellings with two sets of parking requirements. She noted that the previous scheme provided 2 no. parking spaces and therefore, she advised that we should suggest that there should be a condition that ties the building to the host dwelling so that car parking on site covers both the host dwelling and the annex.

This scheme responds to these comments with a building of reduced scale, constructed from materials to match the host dwelling.

I hope you agree that the information above and the attached plans are sufficient for you to validate and subsequently approve this planning application.

Yours faithfully

Hamish Gledhill BSc (Hons), Dip TP, MRTPI