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18/02/2025

Kirklees Planning Department
Civic Centre Three
Huddersfield
PO Box B93

RE : HONEY HEAD LANE, HONLEY – VARIATION COVERING LETTER.

Orange Design Studio have been instructed on behalf of the applicant to submit a variation application that relates to the low-cost housing approved on the site known as Honey Head Lane.

The site was previously approved for residential development as part of the larger applicant site *(REF : 99/93218).* This part of the site was approved for a single block of four townhouses that will be built as 'low-cost' homes. These formed part of the approved section-106 agreement.

The approved applicant site, although mostly developed is not complete. We are hoping, that with this variation application, we will be able to complete the site and deliver the 'low-cost' housing.

There is a level of ambiguity on the approved application *(REF : 99/93218)* plans, which show an approved block plan, which shows a block a four units, whereas the elevations show only a front elevation which appear to show a single pair of semi-detached homes with detached garage block. We assume that these were indicative elevations but, for the avoidance of doubt, believe a variation application will help provide clarity of exactly what we are proposing to build.

The only material alteration to 'low-cost' housing is we are proposing to add a 'room in the roof' which will allow for a third bedroom. Although slightly increased in height, we believe that this will create a viable route to deliver these 'low-cost' homes and complete the wider site. The alternative is the site remains unchanged and incomplete.

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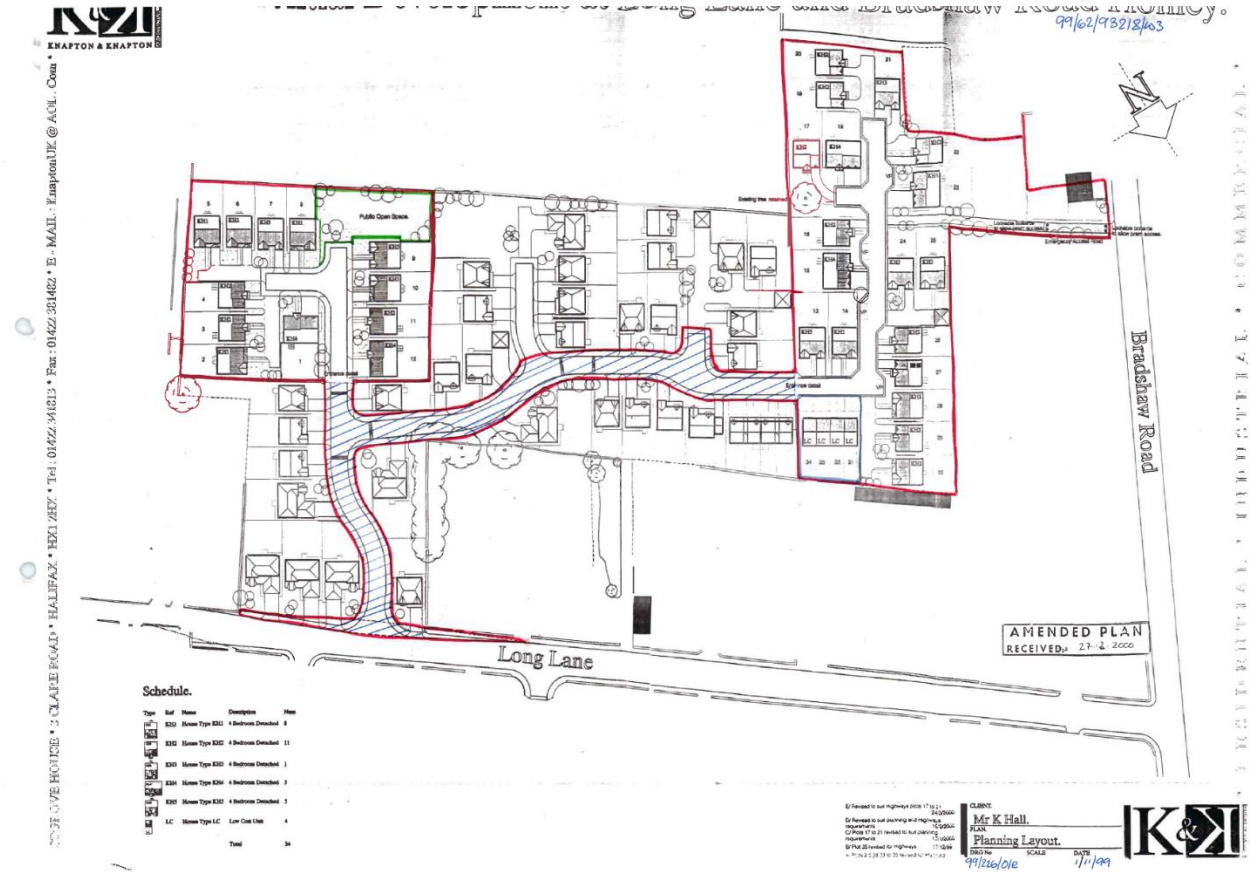


Fig.02 shows the larger site master plan.

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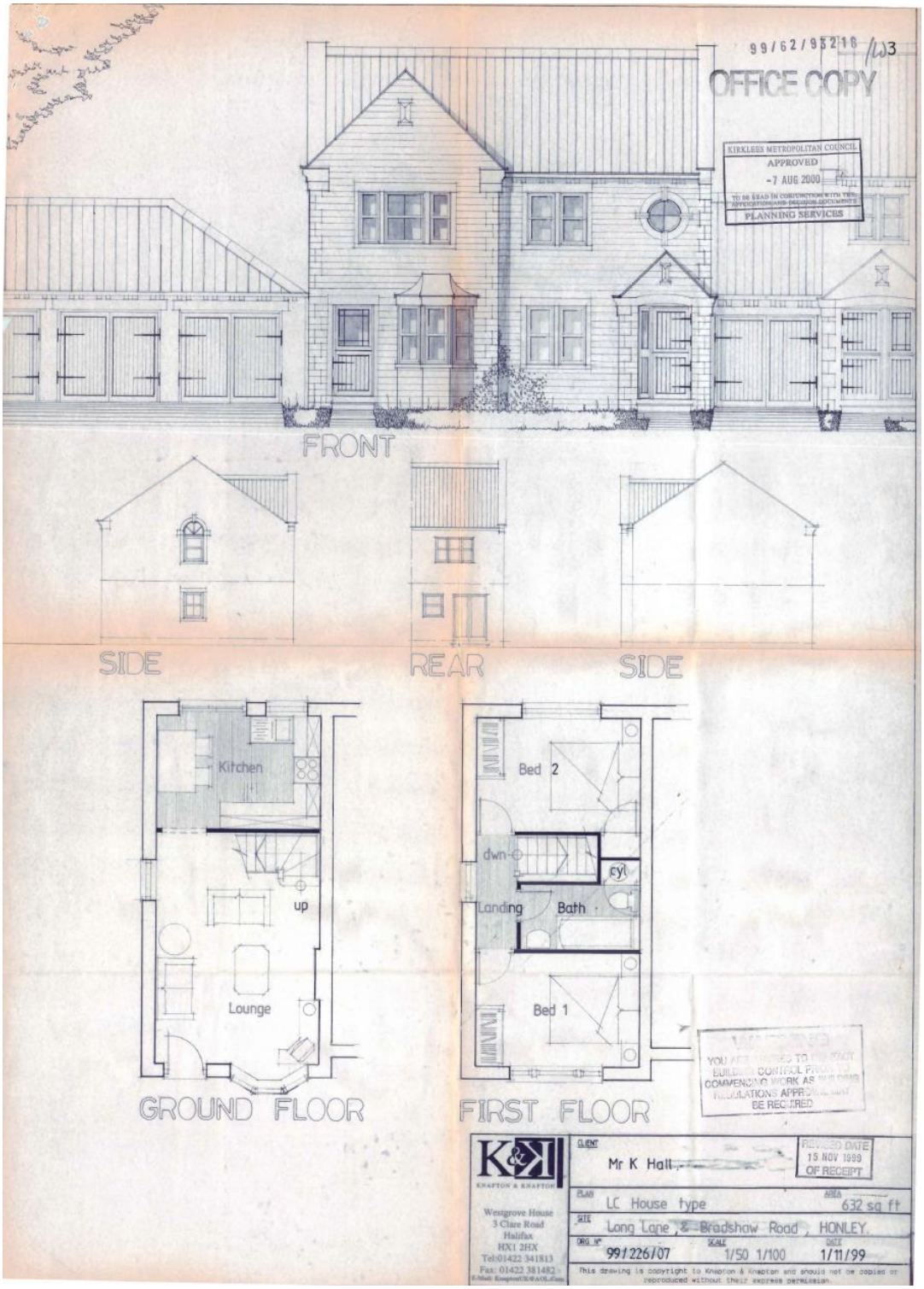


Fig.02 shows the approved plans for the 'low-cost' house type.

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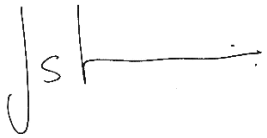
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The site is now private land with no public right of way. With this in mind, the site is redundant and unallocated in the Kirklees local plan. Given the site is in a well established residential area, and in a sustainable location, we believe the site would make an ideal site for residential development and the applicant would like to deliver the approved 'low-cost' housing subject to the proposed changes.

If the local authority are mindful to support housing and the application, if required, the applicant will submit a variation of section 106.

Yours Sincerely,



Jake Hinchliffe
Director
Orange Design Studio Limited
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