

PLANNING STATEMENT

Submission of Reserved Matters

following

Grant of outline planning permission

for

Demolition of Existing Buildings

and

Erection of Residential Development at

Fenay Bridge Nursery, Fenay Lane,

Fenay Bridge, Huddersfield HD8 0AR

Application Reference 2020/91155

1.0 INTRODUCTION

1.1 On 22 March 2022 the Council granted outline planning permission for residential development including details of access.

1.2 This application seeks approval of those matters reserved for subsequent approval namely appearance, landscaping, layout and scale as required by Condition 1 attached to the grant of planning permission.

1.3 It should be noted that, although a layout showing two dwellings was submitted as part of the application (as shown on Paragon Highways Drawing 890-101M) this was merely for illustrative purposes. As such that layout does not form part of the outline approval.

2.0 THE PROPOSALS.

2.1 Rather than proposing two dwellings as illustrated at outline stage, only one dwelling is now proposed.

2.2 The means of access is as approved at outline stage, as is the application site boundary and the area of the residential curtilage.

2.3 It is considered that the details of the scale, layout and appearance are self-explanatory.

2.4 With reference to the submitted details of landscaping and layout, they have been drawn up with full regard to Conditions 7 and 9 attached to the grant of planning permission.

2.5 The Ecological Design Strategy submitted in accordance with Condition 7 has been drawn up against the background of the Preliminary Ecological Assessment and the Biodiversity Net Gain Assessment (+22%)..

2.6 The plans include details of the removal and planting of the existing access and the restoration to paddock of the majority of the remainder of the site as required by Condition 9.

3.0 SUMMARY.

3.1 It is considered that the submitted proposals fully accord with the requirements of the outline approval, and, accordingly, that there is no good reason why permission should be withheld.

Malcolm Sizer

Malcolm Sizer Planning Ltd.

March 2025.