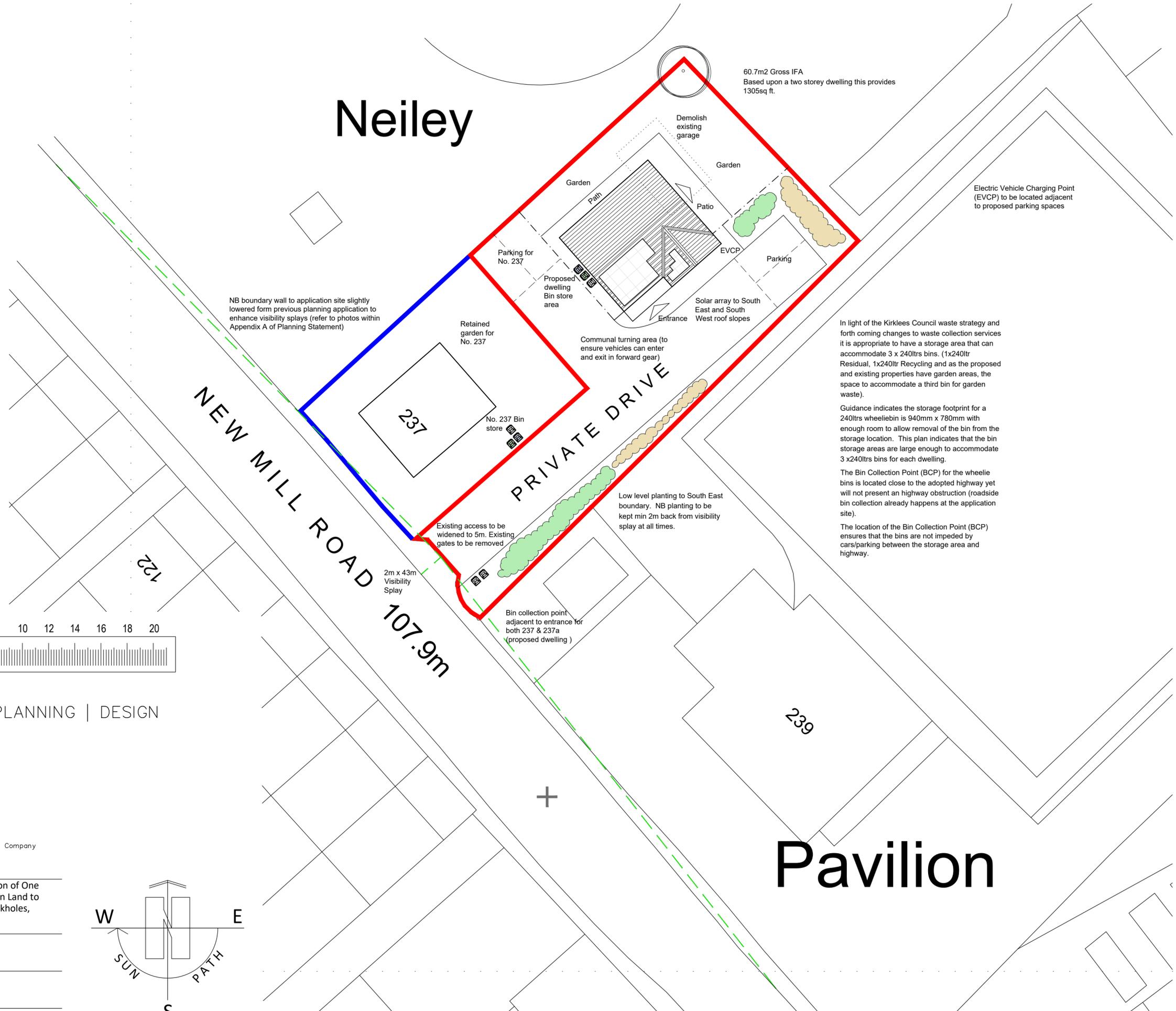


Neiley

60.7m² Gross IFA
Based upon a two storey dwelling this provides
1305sq. ft.



Electric Vehicle Charging Point (EVCP) to be located adjacent to proposed parking spaces

NB boundary wall to application site slightly lowered from previous planning application to enhance visibility splays (refer to photos within Appendix A of Planning Statement)

Retained garden for No. 237

Communal turning area (to ensure vehicles can enter and exit in forward gear)

Solar array to South East and South West roof slopes

In light of the Kirklees Council waste strategy and forth coming changes to waste collection services it is appropriate to have a storage area that can accommodate 3 x 240ltrs bins. (1x240ltr Residual, 1x240ltr Recycling and as the proposed and existing properties have garden areas, the space to accommodate a third bin for garden waste).

Guidance indicates the storage footprint for a 240ltrs wheeliebin is 940mm x 780mm with enough room to allow removal of the bin from the storage location. This plan indicates that the bin storage areas are large enough to accommodate 3 x 240ltrs bins for each dwelling.

The Bin Collection Point (BCP) for the wheelie bins is located close to the adopted highway yet will not present an highway obstruction (roadside bin collection already happens at the application site).

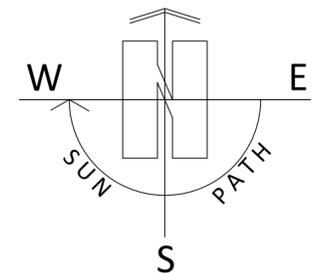
The location of the Bin Collection Point (BCP) ensures that the bins are not impeded by cars/parking between the storage area and highway.

Low level planting to South East boundary. NB planting to be kept min 2m back from visibility splay at all times.

Existing access to be widened to 5m. Existing gates to be removed

Bin collection point adjacent to entrance for both 237 & 237a (proposed dwelling)

2m x 43m Visibility Splay



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Project
 Outline Planning Application for Erection of One Detached Dwelling (Layout & Access) on Land to North East of 237, New Mill Road, Brockholes, Holmfirth, HD9 7AL.
 Client

Mr J Horton

Drawing Title/Issue

Proposed Layout Plan

scale	date	sheet size	dwg. no.
1:200	04/2025	A2	25/1155/03