

PLANNING SUPPORTING STATEMENT

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|--------------------------------|---|
| location | 331 New Hey Road, Salendine Nook, Huddersfield, HD3 4GR |
| application Street Parking. | Alteration to Existing Vehicular Access and Creation of off |
| client/applicant | Mr P Bodsworth |
| job number | 25/1177 |
| date | April 2025 Rev A May 2025 |

Ltd

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INTRODUCTION

This Planning Supporting Statement has been produced on behalf of the applicant. This statement forms part of a planning application for Alteration to Existing Vehicular access and creation of off-street parking to the rear of 331 New Hey Road, Salendine Nook, Huddersfield, HD3 4GR.

This document provides background information on the matters taken into account in formulating the design.

LOCATION

The site is located to the south of Ney Hey Road in Salendine Nook, approximately 2.5 miles to the North West of Huddersfield town centre.

The site is currently unused and unkept garden space under ownership of No. 331 New Hey Road.



DESCRIPTION

This site currently has a raised patio area in direct connection with the applicant dwelling to the North with the remaining site unkept vegetation, construction waste and unused paving.

The site has an unused, redundant vehicle access point to the south west boundary which is currently circa 915mm above the level of the existing site to an unadopted highway.

We understand a garage used to be located off the vehicular access point, remains of this are evident on site.

The Southern boundary wall to the site is at low level in relation the garden.

The site is located within a built-up urban area with dwellings to the North, East and West and Huddersfield New College to the South.

PROPOSALS

The proposals comprise of the partial removal of an existing boundary wall, erection of gabion baskets to protect the Southernmost boundary wall, cleaning and infill of existing unused garden space to create vehicular access and additional access for parking provision to the neighbouring property.

The infill proposed to merge the levels will be clean consolidated crushed stone, a free draining material, that will partially abut and provide further buttressing support to the adjacent unadopted access road.

The existing garden space is unkept to the south with, unused paving and rubble from the previous garage which was associated with the existing opening within the boundary wall.

The garden is circa 915mm lower than the adjacent unadopted road level at the existing road access point. It is proposed that this difference in level will be infilled with free draining crushed stone to create a sloped vehicular access to provide parking provisions for 331 Ney Hey Road and the neighbouring property in an area where off street parking is clearly in short supply. Students at the nearby New College park on nearby streets which in turn compounds a parking problem for many residents, this proposal will provide off street parking for the host property.

The existing opening within the boundary wall is to be enlarged to remove the partial outshot of curved wall to allow vehicles to enter and exit in a forward gear. The widening of this existing vehicular access point enhances highway safety and will make manoeuvres easier.

The area of removed wall is clearly not original and therefore the opening will be returned to its previous/original state.

The existing boundary fence between the applicant property and the neighbouring property is to be partially removed to also provide access across the application site for the adjoining property, 335 New Hey Road. The neighbour has an electric vehicle and currently struggles to access the electric hook up charging point.

1 no. electric vehicle charging point is to be installed to promote the use of an EV to the subject property.

The Southern boundary wall is to be protected by the formation of gabion baskets filled with large, crushed stone and faced with natural stone.

A bin store area is also to be formed in close proximity to the access point to the adjoining unadopted highway.

APPEARANCE

The following materials are proposed:

| | | |
|-----------------|---|-------------------------------|
| Walls | - | Natural Stone / Gabion Basket |
| Ground Covering | - | Free draining crushed Stone |

MEANS OF ACCESS

The Plans indicate the area of access to be reinstated.

LAYOUT

The proposed drawings indicate the layout.

SCALE

The scale of the site will remain unchanged.

CONCLUSION

We contend there are no significant constraints that would prevent the proposed development in respect of improving parking provision and sustainability.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.

APPENDIX A
PROPERTY PHOTOS





