

**Design & Access Statement in support of  
Planning Application for Garage / Store and Bin Store  
at  
186-188 Huddersfield Road  
For Willow Properties (Yorkshire) Ltd 14/08/25**

**INTRODUCTION**

This Design and Access statement is in support of a Full Planning Application for the Construction of a detached Garage / Store and Bin Store at 186-188 Huddersfield Road, Mirfield. The application is submitted on behalf of Willow Properties (Yorkshire Ltd).

**EXISTING**

The application site is in a prominent position within Mirfield Town Centre.

186 -188 Huddersfield Road Consists of 4 separate single storey commercial properties – 186 Kowloon a Restaurant, 186a Pizza Island, 188 Taylors Cafe and 188a Bargain Booze.

To the West of the properties is an access road directly off Huddersfield Road leading to a small tarmac Courtyard with 4No. Parking Spaces, Turning and areas for Bins.

There is an area of land not within the site boundary but served via this access leading to a courtyard to the rear of Nos 3 & 5 King Street, this is accessed via an opening in the South Eastern Boundary brick wall. It is understood that this access and the parking it provides is now considered unauthorised and accessed without the consent of the land owner.

The property is not Listed and is not located within a Conservation Area.

**PLANNING HISTORY**

N/A

**PROPOSALS**

The proposal is to construct a detached garage / store building with white through coloured render walls under a plain concrete tiled pitched roof the building will have a floor area of 23m.sq.

Also proposed is a bin store with 1.8m high with black painted close boarded timber fencing and gates to conceal and tidy up the existing bins for the 4 commercial properties.

The existing opening in the South Eastern Boundary Wall is to be bricked up with concrete coping to match existing.

Unauthorised Parking to the Courtyard at the rear of Nos 3 & 5 King Street will therefore be removed. This will have the added benefit of a reduction in the amount of vehicles accessing Huddersfield Road.

No alterations to the existing commercial properties are proposed.

**ACCESS**

Access to the existing properties is to remain as existing.

**TRANSPORT / PARKING**

The 4No. existing Parking Spaces will be retained (1 will now be within the proposed Garage / Store).

The properties are located within Mirfield Town centre and as such have excellent public transport provision via buses and most customers will be local, it is not considered there will be a negative impact on highways safety, in fact due to removal of unauthorised Courtyard parking there will be a reduction in vehicle movements.

### **BIO DIVERSITY**

Development is below a de minimis threshold, this exemption applies to development that does not impact a priority habitat and impacts less than 25 square metres of non-priority onsite habitat or 5m for non-priority onsite linear habitats.

The site contains no trees, shrubs or grassed areas that are to be lost and as such it is considered that there would be no requirement for BNG.

### **FLOOR AREAS**

Red Line Boundary 587m.sq

#### **Proposed**

Garage 23m.sq.

Bin Store 7.5m.sq.

**Continued...**

**PHOTO RECORD**



**Fig.1.** Properties Facing Huddersfield Road



**Fig.2.** Rear Parking / Turning



**Fig.3.** Rear Parking / Turning



**Fig.4.** Rear Parking / Turning



**Fig.5.** Rear Parking / Turning



**Fig.6.** Rear Parking / Turning