



**Land Off**

**Round Ings Road**

**Outlane**

**Huddersfield**

**Reserved matters for a single dwelling**

## Introduction

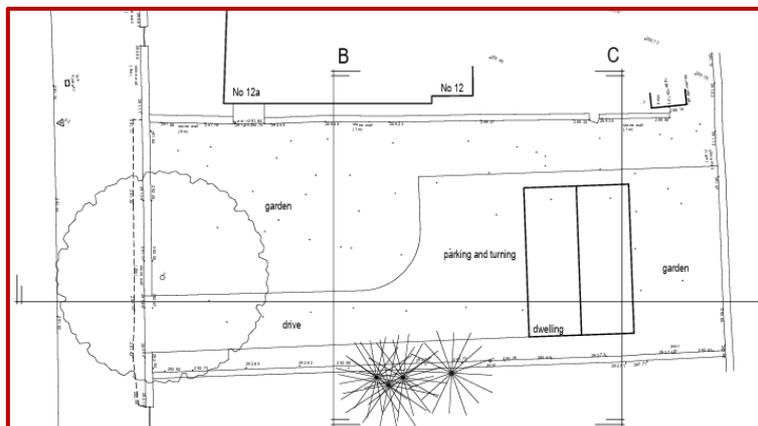
This statement has been prepared by **AKPlanning** in support of a reserved matters application for a single dwelling. Outline permission was granted under reference 2025/90431 on the 18<sup>th</sup> July 2025.

## Site Location

Application site in red, it is adjacent to a converted chapel (residential). A topographical survey is submitted with this application which shows that the site has a level area on its southern half and then slopes down to the chapel.

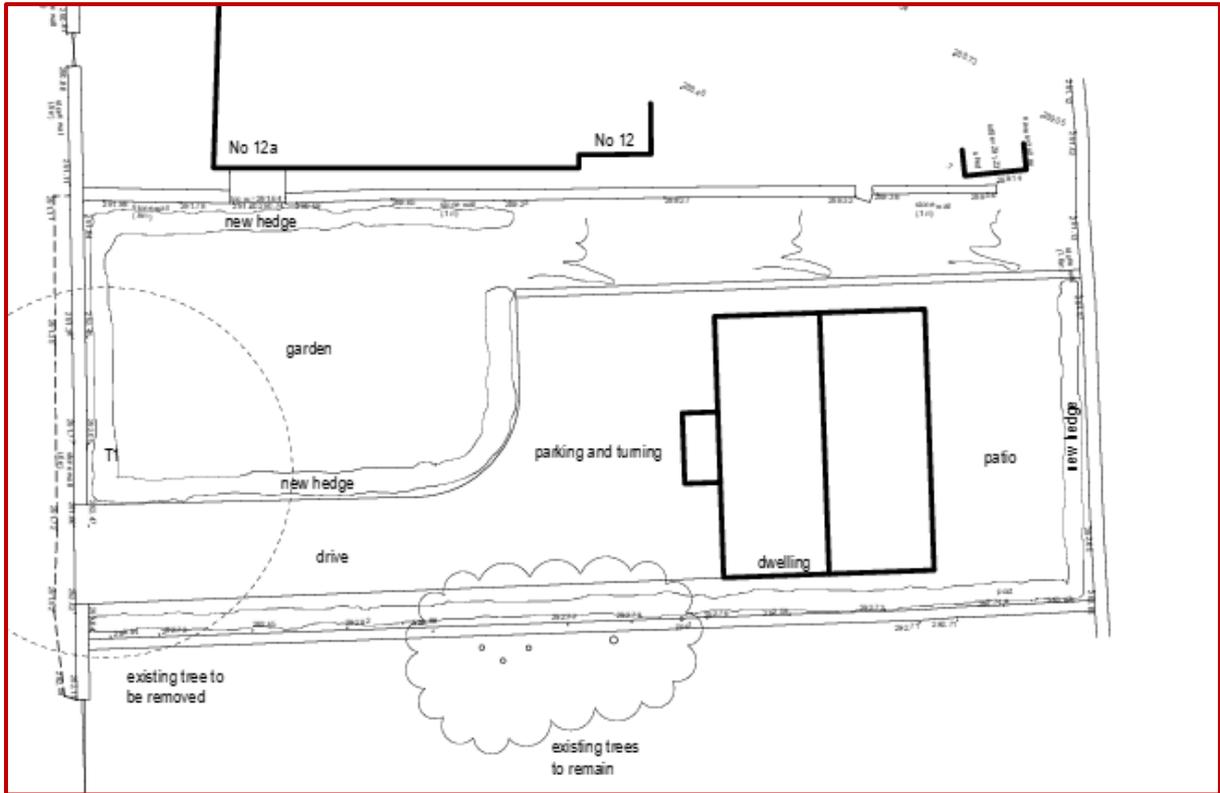


The outline permission included the following layout: -



## Layout

The proposed layout follows the outline approval: -



Access and position are as approved.

A retaining wall will be built just to the north of the building so as not to affect the levels near to the boundary.

## Design

The dwelling will be stone and slate and reflect the vernacular.



## **Conclusion**

The proposal reflects the details submitted in the outline permission where matters such as siting, access, and effect on neighbours were all considered.

The design reflects the local vernacular in appearance and use of materials.

*AKPlanning  
147 Lane Top, Linthwaite  
Huddersfield*

*Contact: Andrew Keeling  
E-mail: [andrew@akplanning.co.uk](mailto:andrew@akplanning.co.uk)  
Mobile: 07500965645*



**RTPI**

Chartered Town Planner