



Our Ref: MJT/JMT/1924

4th February 2026

Kirklees MDC.,
Planning Services,
PO Box B93,
Civic Centre III,
Huddersfield,
HD1 2JR.

Dear Sir / Madam,

RE: APPLICATION FOR CONVERSION OF RESIDENTIAL ANNEX TO 1NO DWELLING – 5 PARK RIDING, NORTHGATE, HONLEY, HUDDERSFIELD, HD9 6QL – A GUEST

Please find attached the above mentioned application which has Planning Portal reference PP-12165170. I confirm that the requisite planning fee has been paid via the Planning Portal.

The application is supported by the following information:

- (i) Full plans and details – Studio Elephant Architects;
- (ii) Planning support statement – Townsend Planning Consultants;
- (iii) Highways statement – ATTP;
- (iv) Statement of Significance – Townsend Planning Consultants; and
- (v) Completed climate change form.

In support of the application and to provide the Council with brief summary background information, the following comments are made:

- (i) The subject building which formed a previous garage to the host dwelling, 5 Park Riding, Northgate, Honley, has been converted to a residential annex following the Council granting planning permission on the 2nd June 2021 (application No 2021/62/90219/W). The application was described as ***“Erection of extensions and alterations to garage to create dwelling forming annex accommodation associated with Park Riding, Northgate, Honley.”*** That work has now been completed and the applicant seeks planning permission for a change of use which would result in the use of the subject building constituting a freestanding dwelling.

It will be noted that no internal or external changes are required to facilitate the change of use of the annex to a freestanding dwelling.

- (ii) It is noted by reference to the delegation report in respect of the previous application that the only reason for the Council to impose a requirement that the property is utilised as a residential annex was that the residential curtilage to the proposal had not been defined in the submission. That is now defined and it can quite clearly be seen that there is sufficient space around both the host dwelling and the proposed for them both to free stand as independent dwellings.

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- (iii) A detailed highways report is submitted with this application which demonstrates that the site can be satisfactorily accessed.
- (iv) It is acknowledged that the site is located within the setting of a Listed Building. The Council concluded with the previous proposal that there was sufficient distance between the Listed Building together with its juxtaposition not to give rise to issues of harm. In this instance there are no external alterations required to facilitate the new use and it can be reasonably concluded that the impact on the Listed Building is neutral. A Statement of Significance is submitted with this application.
- (v) The proposal, which involves the re-use of an existing building, constitutes sustainable development and conforms with Green Belt policy (both local and national).
- (vi) It is noted that the Council do not currently have a five year housing land supply and this should weigh heavily in favour of the application.
- (vii) It is demonstrated in the submitted planning support statement that the proposal wholly conforms with the development plan and by reference to Section 38(6), the applicant is entitled to the presumption inherent to be weighed in their favour. The proposal does not give rise to any issues of harm. In the absence of harm, it is clear that planning permission should be forthcoming for this sustainable form of development.

Should the Council require any further information or wish to discuss the matter in more detail, please do not hesitate to contact me. In any event, I would be grateful if you would contact me prior to preparing your recommendation for determination.

Yours faithfully,

Patrick Townsend BA (Hons) PG Dip MRTPI
Chartered Town Planner

Encs