VARIATION OF PLANNING CONDITION APPLICATION

FOR ERECTION OF TWO STOREY COMMERCIAL PREMISES WITH OFFICES / WORKSHOPS, AND DETACHED STORE

AT

LAND AT
(FORMER PERSEVERANCE HOUSE)
ST ANDREW'S ROAD
HUDDERSFIELD HD1 6RZ

ON BEHALF OF

arrowselfdrive

DESIGN AND ACCESS STATEMENT

DATED: JANUARY 2026

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU
TEL: 01484 854848
EMAIL: paul.briggs@northerndesignpartnership.co.uk

1.0 – PLANNING APPROVAL

1.01 - Planning Permission was granted on the 19th August 2024, for ‘Erection of two storey office/workshop with detached store and associated works', with a reference of 2024/62/91336/W.

1.02 - Condition 2 of that approval states;

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice..

2.0 - PROPOSALS

The applicant seeks a variation of Condition 2 to allow for the following minor revisions to the approved scheme. These amendments have arisen during detailed design development and do not materially alter the character, scale, or impact of the approved development.

2.01 – Building Height
The eaves height has increased from 6.30m to 6.525m, and the ridge height from 8.72m to 8.86m**.** This increase results from the steel frame specification being deeper than originally anticipated, leading to increased intermediate floor depths. The additional height is required to ensure appropriate and compliant headroom within the first-floor office accommodation.

2.02 – Roof Overhang
The previously approved 900mm roof overhang has been omitted. This element would have resulted in a disproportionate construction cost due to the requirement for the overhang

2.03 – Roof Pitch Adjustments
The approved hip roof pitch of 15 degrees on all planes has been revised. Due to the updated steel frame design, roof pitches now vary between 12

degrees and 20 degrees**.** These changes are shown on the submitted elevation drawings.

2.04 – Roller Shutter Door Dimensions

The heights and widths of the roller shutter doors have been amended to better accommodate the operational vehicle sizes. The revised dimensions are illustrated on the proposed elevations.

2.05 – Entrance Canopy

A new glazed canopy extending 1.2 metres from the building has been introduced above the main entrance.

2.06 – Additional Door Openings

Additional external door openings are proposed on the north and east elevations. These are required to ensure compliance with current fire safety and means of escape regulations.

2.07 – Internal Layout Adjustment

A minor internal layout change is proposed whereby the ground floor office and office kitchen locations have been swapped for improved functionality.

2.08 – Floor Level Changes

A 300mm level difference between the office floor and workshop floor is proposed to respond to on-site ground levels and improve construction practicality.

3.00 - CONCLUSION

3.01 - The proposed amendments are modest in nature and result from detailed technical design development. They do not materially alter the scale, appearance, or planning impacts of the approved development.

3.02 - We therefore request that Kirklees consider supporting the variation of the Condition 2.