

Planning Statement

Proposed Detached Garage

68 New Hey Road, Huddersfield, HD3 4AJ

Prepared in support of a Full Householder Planning Application

1.0 Introduction

This Planning Statement has been prepared in support of a full householder planning application for a proposed detached domestic garage within the rear garden area of 68 New Hey Road, Huddersfield, HD3 4AJ.

Planning permission was previously granted for a detached garage at the site under an earlier consented scheme (2024/90345).

The revised proposal retains the same overarching design principles and domestic ancillary use as the previously approved scheme. The development continues to comprise a detached garage structure however the new application shows the garage has been reduced in floor area whilst still maintaining the same ridge and eave heights of the previously consented scheme, positioned within the rear curtilage of the host dwelling and remains subordinate in scale and form to the principal dwellinghouse.

2.0 Site Context and Planning Background

The application site relates to the existing residential property known as 68 New Hey Road, Huddersfield. The site forms part of an established residential area characterised by traditional stone-built dwellings and a varied pattern of ancillary outbuildings and garages accessed from the rear service lane.

The surrounding context includes a number of detached garages and ancillary domestic structures of varying forms, roof profiles and materials. The proposal therefore reflects an established character and pattern of development within the locality.

The previously approved scheme established the principle of a detached garage within the rear curtilage. The current application seeks to regularise a revised siting arrangement following the incorporation of a small adjoining parcel of land into the residential curtilage.

The proposal remains wholly ancillary to the host dwelling and will continue to provide domestic parking and storage accommodation only.

3.0 Description of Development

The proposed development comprises a detached garage positioned toward the rear of the application site.

The proposal includes:

- detached domestic garage structure with a reduced floor area;
- a modest repositioning within the extended residential curtilage;
- traditional materials and detailing sympathetic to the host dwelling;
- integrated photovoltaic panels to support sustainable design principles; and
- retention of private amenity space within the garden area.

The revised siting allows for a more efficient arrangement within the site whilst maintaining clear separation distances to neighbouring boundaries and the rear access lane.

The garage remains subservient to the principal dwelling in terms of scale, massing and visual presence.

4.0 Planning Policy Assessment

The proposal has been assessed against the National Planning Policy Framework (NPPF, December 2024) and the relevant policies of the Kirklees Local Plan.

National Planning Policy Framework (NPPF)

Chapter 12 of the NPPF – Achieving Well-Designed Places – places significant weight on achieving high quality and contextually appropriate design. The Framework supports development that:

- functions well and adds to the overall quality of the area;
- is visually attractive through good architecture and appropriate materials;
- is sympathetic to local character and landscape setting; and
- creates places with a high standard of amenity for existing and future users.

The proposal accords with these principles through the use of traditional materials, appropriate scale and a layout that responds positively to the established residential context.

Kirklees Local Plan

LP1 – Presumption in Favour of Sustainable Development

The proposal represents a modest and sustainable form of domestic development within an established residential curtilage. The development makes efficient use of previously developed domestic land and incorporates renewable energy technology through the inclusion of photovoltaic panels.

LP2 – Place Shaping

The proposal responds positively to the surrounding character through a sympathetic architectural approach using traditional materials and detailing reflective of the locality.

LP21 – Highway Safety

The proposal does not result in any adverse impact on highway safety. The rear access arrangement is already established and serves a number of existing garages and parking areas. Adequate visibility and manoeuvring space are retained.

LP22 – Parking

The development maintains and enhances off-street parking provision associated with the host dwelling and does not increase demand for on-street parking.

LP24 - Design

The garage has been designed to remain subordinate to the principal dwelling and integrated sensitively within the site. The scale, materials and detailing are considered appropriate to the surrounding residential environment.

LP26 - Renewable and Low Carbon Energy

The proposal incorporates integrated photovoltaic panels, supporting the transition toward low carbon domestic development and aligning with sustainable design objectives.

5.0 Design and Character Considerations

The proposal adopts a traditional architectural language that reflects the established character of the surrounding area.

Materials are proposed to include:

- natural Yorkshire stone walling;
- traditional roof tiles;
- timber garage doors; and
- cast metal rainwater goods.

The scale and massing of the structure remain modest and proportionate within the wider garden setting. The garage is positioned to minimise visual impact whilst maintaining functionality and appropriate access arrangements.

The revised siting does not introduce any material overlooking, overshadowing or overbearing impact upon neighbouring properties. The proposal therefore maintains an acceptable standard of residential amenity.

The development also reflects the broader placemaking and contextual design principles contained within the National Design Guide (2021) and National Model Design Code (2021), particularly in relation to context, identity, built form and integrated parking solutions.

6.0 Conclusion

The proposed development seeks full planning permission for a revised detached domestic garage at 68 New Hey Road, Huddersfield.

The proposal follows an earlier approved scheme.

The proposal:

- remains domestic and ancillary in nature;
- retains the approved design approach and materials palette;
- remains subordinate to the host dwelling;
- does not result in adverse impacts on neighbouring amenity or highway safety;
- enhances off-street parking provision; and
- accords with the objectives of the NPPF and Kirklees Local Plan.

Accordingly, it is respectfully requested that Kirklees Council grant planning permission for the proposed development.