



Planning and Heritage Statement

Proposed Barn / Garage conversion with single storey extension

Barn / Garage adj The Gables, Occupation Road, Lower Wellhouse, Golcar,
HD7 4ES

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1.0 Introduction

- 1.1 This Planning Policy Statement has been prepared on behalf of A Rawes in support of the proposed conversion of stone barn / garage adjacent to The Gables, Occupation Road, Lower Wellhouse.

Background

- 1.2 The site did originally include two cottages attached to the barn but these have been subsequently demolished with the barn now used as garaging / storage in association with applicants house and business.
- 1.3 The site has been subject to a previous planning application for conversion – LPA ref 2002/90170. The application was refused and subsequent appeal dismissed. The principle of conversion was deemed acceptable with reason for refusal relating to highways matters. This application was determined 16 years ago and it is considered the approach to traffic generation / highways impacts has changed in that period.
- 1.4 As such the current proposal is supported by a Highways Statement that clearly demonstrates the traffic generation associated with the conversion to a single dwelling will not cause significant highways impact.

The Site

- 1.5 The site sits amongst a group of existing dwellings on Occupation Road to the east of its junction with Lower Wellhouse Road in Golcar. Access exists along Occupation Lane from Lower Wellhouse Lane. Occupation Lane already serves a number of dwellings and land holdings.
- 1.6 The existing building is stone built with slate roof and is of substantial and permanent construction. Whilst its original use was as a barn it is currently used as a garage / storage in association with applicants dwelling.
- 1.7 The building is split level to reflect the topography and has a number of attractive feature openings.
- 1.8 Parking for a single vehicle exists to the front (west elevation) with vehicular access to the building existing on both west and north facing elevations. The cart opening to the south has been blocked up with extensions on the east elevation also built in stone.
- 1.9 The curtilage associated with the building sites to the north, east and west with Occupation Road running along the southern elevation.
- 1.10 The building is located in the Wellhouse Conservation Area. The building is not identified in the Conservation Area Appraisal of being of particular importance or value.

The Proposal

- 1.11 The proposal involves conversion of the building to create a 3 bed dwelling. Existing openings will be retained with a replacement wrap around extension proposed to the north / east elevation at lower ground floor level. Extension will be built in stone and slate to match existing.

- 1.12 The design and layout of the proposed conversion is informed by the site levels and split level nature of the existing building. Consideration has also been given to retaining existing openings within the building.
- 1.13 Improved parking provision will be provided adjacent to the western elevation with space to turn vehicles. Main entrance will be from the western elevation with existing garage doors partially blocked up (in stone to match) with simple oak frame canopy over doorway. Secondary access to the dwellings will be available from the new extension and existing door on southern elevation.
- 1.14 Domestic curtilage is provided to the north.
- 1.15 Full details of the proposals are set out in the DAS and supporting reports.
- 1.16 A full suite of technical reports are also submitted as set out below.

The Planning Application

- 1.17 This planning application includes the following:
 - Completed application form
 - Planning & Heritage Statement – Alistair Flatman Planning
 - Design & Access Statement – MBooth Design
 - Highways Technical Note – AMATP
 - Ecology Report comprising Bat Potential and Preliminary Ecological Appraisal – Middleton Ecology
 - Submitted Plans prepared by MBooth Design:
- 1.18 The submitted additional technical information is considered sufficient to enable the Local Planning Authority to determine the clear merits of the proposed development.

2.0 Relevant Planning Policy.

National Planning Policy Framework 2 (July 2018)

- 2.1 The National Planning Policy Framework (revised July 2018) sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 2.2 Set out below is a summary and assessment of the relevant sections of the NPPF.
- 2.3 The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 1-211 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.

Achieving Sustainable Development

- 2.4 Paragraphs 7, 8 and 11 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 2.5 Paragraph 11 sets up the presumption in favour of sustainable development stating:

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Delivering a sufficient supply of homes

- 2.6 Chapter 5 of the NPPF relates to the delivery of a sufficient supply of homes with Paragraph 68 confirming the role of smaller sites in meeting housing requirements of an area.
- 2.7 Paragraph 68 also makes reference to windfall sites and goes on to advise at criteria 'c' that:
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.*

- 2.8 Paragraphs 73-76 confirm the importance of maintaining a minimum 5 year supply of deliverable supply of housing sites. Where this 5 year supply is not maintained Local Plan policies can be considered out of date (as per Para 11 'd' of the NPPF)

Promoting Sustainable Transport

- 2.9 Chapter 9 of the NPPF refers to highways matters with para 109 advising that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 2.10 The proposed development comprises conversion of existing building to a single, 3 bed dwelling. A full assessment of relevant highways matters including traffic generation and access / parking can be found in the accompanying Highways Technical Note.
- 2.11 In light of the conclusions set out in the Highways Technical Note, it is considered the proposal will not give rise to any highway safety or capacity issues. The residual cumulative impacts will not therefore be severe.

Design

- 2.12 Chapter 12 of the NPPF refers to Design and advises that good design is a key aspect of sustainable development. The design / layout of the building has been informed by end user requirements.
- 2.13 Paragraph 127 sets out a number of design criteria to be considered in terms of design of development stating:

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 2.14 As stated above, and set out in the Design & Access Statement, the conversion seeks to re-use the existing openings in the building with new openings kept to

a minimum. The layout of the dwelling is informed by the split level nature of the building and great care has been taken to ensure rooms are located where they can make best use of existing openings. A single storey wrap-around extension is proposed at lower ground floor level to provide additional living space. The extension will be built in stone and slate to match. The proposal results in a well-designed scheme with benefits to visual amenity of the site through high quality design. The Design & Access Statement that accompanies the development proposals clearly sets out how the development meets all of the objectives set out above and represents high quality design.

Conserving and enhancing the natural environment

- 2.15 Paragraph 170 of Chapter 15 advises that the planning system should contribute to and enhance the natural and local environment by: -
- *a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - *b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - *c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
 - *d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
 - *e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
 - *f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*
- 2.16 Paragraph 175 relates to ecology and biodiversity considerations when determining planning applications. There are no known protected species or ecology designations on site. As such it is considered the site is of low wildlife value.
- 2.17 Paragraph 178 refers to ground conditions advising that when making decisions, consideration must be given to whether a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
- 2.18 The site has historically been in residential / agricultural use whilst currently used for garaging / storage. As such the proposal is not considered to give rise to any stability issues and there are no known issues relating to contamination.

Conserving and Enhancing the Historic Environment

- 2.19 With regards Heritage, paragraphs 189 to 202 set out guidance and policies on how to assess effects on heritage assets and the level of harm arising from a proposal. The site sits in the Wellhouse Conservation Area.
- 2.20 Under paragraph 189, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected including any contribution to their setting when determining planning applications. The paragraph goes on to advise that the level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 2.21 Where less than substantial harm is identified, the NPPF advises at para 196 that LPAs should weigh the public benefits of the proposal against the harm identified. The NPPG advises that the term 'public benefits' can include anything that delivers economic, social or environmental progress as described in the NPPF. Paragraph 201 also advises that not all elements of a Conservation Area contribute to its significance.
- 2.22 Given the location of the building within the Conservation Area, the fact it is not identified in the Conservation Area Appraisal as being a building of note or interest and the sensitive nature of external alterations, the proposal is not considered to give rise to any significant harm. It is noted an existing extension will be demolished and replaced with a new single storey stone built extension.
- 2.23 As such the proposal is not considered to give rise to any substantial harm in terms of character and appearance of the conservation area. Indeed, the reuse of the building and associated visual benefits of a well designed conversion will benefits the character and appearance of the Conservation Area in this location.

Assessment against NPPF

- 2.24 Assessing the proposal against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-
- The sensitive conversion of the building will assist the Council in maintaining its 5 year housing land supply.
 - The proposal comprises a small infill, previously developed site within the existing settlement.
 - The proposal will not give rise to any highway safety or capacity issues, such that there are no adverse impacts
 - The proposal will not give rise to any flood risk / drainage issues
 - The proposal will not harm any ecological interests and provides opportunities for enhancement on site
 - The sensitive conversion of the building with single storey extension will not result in any substantial harm to the character and appearance of the Wellhouse Conservation Area.
 - As illustrated by the submitted plans and Design and Access Statement, the development proposal can provide a development that is in-keeping with the host building in terms of

design / materials and sympathetic to character of the site and its surroundings.

- 2.25 It is therefore considered that the proposal is wholly consistent with this national guidance. As such, the presumption in favour applies and the application should be approved.

The Development Plan

- 2.26 With respect to the proposed development, the Development Plan currently comprises the adopted Kirklees Local Plan sets out planning strategy with relevant planning policies together with an Allocations Document.
- 2.27 The site is within the settlement limits of Wellhouse and not subject to any designations / allocations but does sit in the Wellhouse Conservation Area.
- 2.28 In light of the above and having regard to the proposal, the following Local Plan policies are noted:
- PLP 1 – Achieving Sustainable development
 - PLP 2 – Place Shaping
 - PLP 3 – Location of New Development
 - PLP 21 – Highway Safety
 - PLP 22 – Parking
 - PLP 24 – Design
 - PLP 30 - Biodiversity & Geodiversity
 - PLP 35 – Historic Environment
- 2.29 These policies are assessed in Section 3.

3.0 Planning Assessment

Principle

- 3.1 The site comprises an existing building (previously developed land) within the settlement boundary.
- 3.2 The NPPF promotes sustainable development with Para 68 of the NPPF acknowledges the role such previously developed, windfall sites make to delivering and maintaining housing supply.
- 3.3 Local Plan Policy PL1 reflects guidance set out in the NPPF in terms of presumption in favour of sustainable development whilst Policy LP3 refers to location of development and advises development will be permitted where it results in delivery of housing in a sustainable way with reference to ensuring opportunities for brownfield development are taken.
- 3.4 In light of the above, the principle of converting the existing building to a 3 bed dwelling is considered to accord with national and local planning policy.

Design / Visual Amenity

- 3.5 The Proposed Development seeks to create a 3 bed dwellings through sensitive conversion of the barn / garage building on site. The layout of the conversion is informed by topography and existing split levels within the barn / garage.
- 3.6 Existing openings are retained as part of the conversion with new single storey wrap around extension proposed at lower ground floor following demolition of existing extension. Feature windows on east and south elevation are incorporated into the proposed conversion whilst cart opening remains blocked up as existing. New openings are kept to a minimum with slit opening to north and simple rectangular opening to east elevation (GF).
- 3.7 The extension is designed to provide living space and will be subordinate to the host building. The approach to the site from Lower Wellhouse Road along Occupation Road is currently dominated by informal parking area and garage door. The proposal will enhance this western elevation through revised parking layout for 2 cars with garage opening partially filled in to create a clear entrance. The new entrance will be framed with simple timber canopy. Large windows on north elevation will be retained as will window detailing on east gable and doorway to south elevation. Private amenity space will be located to the north of the building.
- 3.8 The design of the proposed buildings is set out on submitted plans and DAS. Materials will be stone and slate on the extension to match host building.
- 3.9 In terms of layout, the scheme proposes 2 parking spaces to the front with turning available on Occupation Road as currently exists whilst private amenity space is proposed to the north.
- 3.10 Local Plan Policy 24 relates to design and seek to ensure development proposals are of a high quality and well designed to make a positive contribution towards the character, distinctiveness and identity of a site and its surrounds. The Policy also seeks to ensure extensions are subservient to host building (criteria c) and encourages the re-use and adaption of existing buildings (LP24 d i).

- 3.11 The proposal comprises a sensitive conversion with subservient extension at lower ground floor (as such not visible from Occupation Road to the west) and will bring the building into an active residential use in-keeping with surrounding residential uses with clear visual benefits arising. It is considered the proposed design will sit comfortably on the site and reflects the character of its surrounds.
- 3.12 In these terms, it is considered that the proposal is well designed, resulting in a sensitive conversion development that will contribute to improving the appearance of the site and wider streetscene. The Proposed Development will therefore deliver a high quality of design and make a positive contribution to its surroundings consistent with NPPF and Local Plan Policy PLP24.

Amenity Considerations

- 3.13 There are a number of residential properties close to the site. However due to levels and location of openings there are no issues of over looking or loss of privacy. Future residents will also benefit from private amenity space to the north of the building. Overall, the proposed design / layout together with location of uses relative to adjacent housing ensures existing and proposed residents will enjoy acceptable levels of residential amenity.

Highways

- 3.14 The site sits on Occupation Road which serves a number of dwellings. Occupation Road joins Lower Wellhouse Road to the west of the site. It is noted a previous application was refused on highways grounds. As such this application is accompanied by a Highways Technical Note to address previous concerns.
- 3.15 A speed survey has been undertaken along Lower Wellhouse Road and a review of any accident data. The speed surveys confirmed speeds below 30pmh and so the existing visibility splays are suitable to serve traffic movements associated with a single dwelling. Furthermore, the conversion of the barn / garage to a single 3 bed dwelling will give some certainty on vehicle movements as the building is currently laid out as garaging on 2 levels and so could generate more vehicle movements than the proposal.
- 3.16 The scheme includes for 2 parking spaces with turning available on Occupation Road as currently exists.
- 3.17 The submitted Highways Technical Note demonstrates impact of the development on the surrounding area will be negligible and it is therefore concluded that the development proposals could be accommodated without resulting in a significant detrimental impact upon the network. This is in line with the severe impact test within revised NPPF.
- 3.18 Local Plan policies PLP 21 and 22 relate to Highway Safety and Parking respectively. The site can be safely accessed with adequate parking / turning on site to ensure there are no highways issues arising in terms of capacity or safety. In addition, the site is within walking distance of a number of local services and is well served by local bus services with bus stop within 400m of the site. As such it is considered the requirements of PLP 21 & 22 have been met.
- 3.19 In terms of the NPPF (para 109) it is considered the proposal will not result in an unacceptable impact on highway safety or severe residual cumulative impacts on the road network.

- 3.20 In light of the above, it is considered that the Proposed Development would not have an unacceptable effect on traffic flow and safety and as such will not detract from the character or appearance of the area.

Ecology

- 3.21 An Ecology Survey has been undertaken on site to assess presence of bats. The survey work undertaken found no evidence of protected species in the building. The Bat Report is submitted with the application.
- 3.22 The proposal is therefore consistent with aspirations set out in Local Plan policy PLP 30.

Heritage

- 3.23 The site sits within the Wellhouse Conservation Area. The building itself is not identified of being of particular value or interest and the site would not affect any identified key views within the Conservation Area.
- 3.24 The proposed conversion involves demolition of an existing extension at lower ground floor with replacement extension wrapping around north and east elevations. Due to topography of the site, the proposed extension sits at a lower level to the west elevation visible from Lower Wellhouse Road and on the approach to other dwellings accessed from Occupation Road. The extension is not therefore prominent in the streetscene.
- 3.25 The conversion itself will bring the building back into active use as a dwelling within the village. Conversion proposes reuse of openings with new windows kept to a minimum. As such the character and appearance of the building is preserved. The dominant garage door opening on the west elevation will be amended (part filled in in stone to match) to create a new entrance to the dwelling. A simple timber frame canopy will be included as well to enhance the main entrance. These changes are considered to enhance the west elevation of the building whilst retaining the more domestic character / appearance of the part of the building.
- 3.26 Local Plan policy PL35 seeks to ensure development proposals preserve or enhance the significance of an asset, in this case the Conservation Area. Given the location of the building tucked away off the main street and the sensitive nature of the conversion, it is considered the proposal will enhance the character and appearance of the Conservation Area by bring the building back into an active residential use inkeeping with surrounding dwellings. As such the requirements of Policy PL 35 are met.

Ground Conditions

- 3.27 The site has a history of residential use most recently having been used for garaging / storage and is in a sound state of repair. It is not considered the proposal will give rise to any new issues in terms of pollution / contamination or ground stability.

Summary

- 3.28 The proposed development will deliver a 3 bed family home through conversion of an existing building in a sustainable location within an existing settlement. The scheme delivers on-site parking and private amenity space whilst ensuring there are no issues of overlooking. The proposed conversion and extension are sensitively designed to preserve the character and appearance

of the building and will bring the building back into active use with associated benefits to the Conservation Area. The site can be safely accessed from Occupation Road using existing routes and is within walking distance of shops, services and public transport. The proposed use will not give rise to any highway safety or capacity issues.

- 3.29 As such , the Proposed Development complies with the relevant national and local planning policies and as such there are no grounds to refuse this planning application.

4.0 Summary

- 4.1 This Planning Policy Statement has been prepared on behalf of A Rawes in support of the proposed conversion of stone barn / garage adjacent to The Gables, Occupation Road, Lower Wellhouse.

Background

- 4.2 The site did originally include two cottages attached to the barn but these have been subsequently demolished with the barn now used as garaging / storage in association with applicants house and business.
- 4.3 The site has been subject to a previous planning application for conversion – LPA ref 2002/90170. The application was refused and subsequent appeal dismissed. The principle of conversion was deemed acceptable with reason for refusal relating to highways matters. This application was determined 16 years ago and it is considered the approach to traffic generation / highways impacts has changed in that period. The current proposal is supported by a Highways Statement that clearly demonstrates the traffic generation associated with the conversion to a single dwelling will not cause significant highways impact.

The Site

- 4.4 The site sits amongst a group of existing dwellings on Occupation Road to the east of its junction with Lower Wellhouse Road in Golcar. Access exists along Occupation Lane from Lower Wellhouse Lane. Occupation Lane already serves a number of dwellings.
- 4.5 The existing building is stone built with slate roof and is of substantial and permanent construction. Whilst its original use was as a barn it is currently used as a garage / storage in association with applicants dwelling.
- 4.6 The building is split level to reflect the topography and has a number of attractive feature openings. The building is located in the Wellhouse Conservation Area. The building is not identified in the Conservation Area Appraisal of being of particular importance or value.

The Proposal

- 4.7 The proposal involves conversion of the building to create a 3 bed dwelling. Existing openings will be retained with a replacement wrap around extension proposed to the north / east elevation at lower ground floor level. Extension will be built in stone and slate to match existing.
- 4.8 The design and layout of the proposed conversion is informed by the site levels and split level nature of the existing building. Improved parking provision will be provided adjacent to the western elevation with space to turn vehicles. Main entrance will be from the western elevation with existing garage doors partially blocked up (in stone to match) with simple oak frame canopy over doorway. Secondary access to the dwellings will be available from the new extension and existing door on southern elevation.
- 4.9 Full details of the proposals are set out in the DAS and supporting reports.

Summary

Principle

- 4.10 The site comprises an existing building (previously developed land) within the settlement boundary. The NPPF promotes sustainable development with Para 68 of the NPPF acknowledges the role such previously developed, windfall sites make to delivering and maintaining housing supply.
- 4.11 Local Plan Policy LP3 refers to location of development and advises development will be permitted where it results in delivery of housing in a sustainable way with reference to ensuring opportunities for brownfield development are taken.
- 4.12 In light of the above, the principle of converting the existing building to a 3 bed dwelling is considered to accord with national and local planning policy.

Design / Visual Amenity

- 4.13 The Proposed Development seeks to create a 3 bed dwellings through sensitive conversion of the barn / garage building on site. The layout of the conversion is informed by topography and existing split levels within the barn / garage.
- 4.14 The proposal comprises a sensitive conversion with subservient extension at lower ground floor (as such not visible from Occupation Road to the west) and will bring the building into an active residential use in-keeping with surrounding residential uses with clear visual benefits arising. It is considered the proposed design will sit comfortably on the site and reflects the character of its surrounds.
- 4.15 In these terms, it is considered that the proposal is well designed, resulting in a sensitive conversion development that will contribute to improving the appearance of the site and wider streetscene. The Proposed Development will therefore deliver a high quality of design and make a positive contribution to its surroundings consistent with NPPF and Local Plan Policy PLP24.

Amenity Considerations

- 4.16 There are a number of residential properties close to the site. However due to levels and location of openings there are no issues of over looking or loss of privacy.

Highways

- 4.17 The site sits on Occupation Road which serves a number of dwellings. Occupation Road joins Lower Wellhouse Road to the west of the site. It is noted a previous application was refused on highways grounds.
- 4.18 The submitted Highways Technical Note demonstrates impact of the development on the surrounding area will be negligible and it is therefore concluded that the development proposals could be accommodated without resulting in a significant detrimental impact upon the network. This is in line with the severe impact test within revised NPPF (para 109).
- 4.19 Local Plan policies PLP 21 and 22 relate to Highway Safety and Parking respectively. The site can be safely accessed with adequate parking / turning on site to ensure there are no highways issues arising in terms of capacity or safety.

- 4.20 In light of the above, it is considered that the Proposed Development would not have an unacceptable effect on traffic flow and safety and as such will not detract from the character or appearance of the area.

Heritage

- 4.21 The site sits within the Wellhouse Conservation Area. The building itself is not identified of being of particular value or interest and the site would not affect any identified key views within the Conservation Area.
- 4.22 The proposed conversion involves demolition of an existing extension at lower ground floor with replacement extension wrapping around north and east elevations. Due to topography of the site, the proposed extension sits at a lower level to the west elevation visible from Lower Wellhouse Road and on the approach to other dwellings accessed from Occupation Road. The extension is not therefore prominent in the streetscene.
- 4.23 The conversion itself will bring the building back into active use as a dwelling within the village. Conversion proposes reuse of openings with new windows kept to a minimum. As such the character and appearance of the building is preserved.
- 4.24 Local Plan policy PL35 seeks to ensure development proposals preserve or enhance the significance of an asset, in this case the Conservation Area. Given the location of the building tucked away off the main street and the sensitive nature of the conversion, it is considered the proposal will enhance the character and appearance of the Conservation Area by bring the building back into an active residential use inkeeping with surrounding dwellings. As such the requirements of Policy PL 35 are met.
- 4.25 In light of the above, and as demonstrated on the submitted plans and submitted reports, the proposal is consistent with planning policy set out in the NPPF and adopted Kirklees Local Plan and does not give rise to any significant planning issues.
- 4.26 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable and sustainable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.