# KIRKLEES METROPOLITAN COUNCIL
# INVESTMENT & REGENERATION SERVICE

## DEVELOPMENT MANAGEMENT

**Town and Country Planning Act 1990 (as amended) – SECTION 70**

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS**

| | |
|---|---|
| **Reference No:** | 2020/62/90439/E |
| **Site Address:** | The Coach House, 18A, Abbey Road, Shepley, Huddersfield, HD8 8EP |
| **Description:** | Erection of porch and garage, alterations to roof line of single storey extension and formation of two entrances |
| **Recommending Officer:** | Katie Wilson |

**DECISION – CONDITIONAL FULL PERMISSION**

**I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.**

Paul Dowd

***AUTHORISED OFFICER***

**Date: 01-Dec-2020**

# Officer Report – 2020/90439

## Site Description

18a Abbey Road, Shepley comprises a detached, two-storey building and former coach house, converted to architectural offices and now a dwelling house. The walls are natural stone and it has a dual-pitched roof, surfaced in stone slates. The rear of the building abuts a boundary wall to a wide grassy verge and the front and sides of the house are gravelled and used for parking or storage of building materials. The house has been extended in various ways in the past, including a 1st floor side extension, and there is extant planning permission for a further ground floor extension to the side.

The site is located to the rear of 18 Shepley Road and, currently, both sites share vehicular access. To the north are the rear gardens of 16 and 18 Abbey Road, whilst to the south is grassy verge with a single-width temporary access road to Abbey Gardens and 20 Abbey Road beyond. To the east is 18 Abbey Road, and to the west is a plot of land with planning permission for one house. There is a larger residential estate in the wider area.

## Description of Proposal

Planning permission is sought for the erection of a porch and garage, alterations to the roof line of a single-storey extension and the formation of two entrances.

Porch:

- Rectangular footprint projecting approximately 2.8m x 5.5m wide.
- Mono-pitched roof around 2.2m eaves level and 3.8m overall height
- Windows to the south and west elevations and door to east elevation.
- Attached to the rear of the building, where a new doorway would be formed providing another entrance to the house.

Garage:

- Largely rectangular footprint around 6.0m deep and between 5.2m and 6.2m wide.
- Dual-pitched roof 2.5m eaves level and 4.3m ridge height
- Garage door and ordinary door to west facing elevation. No other openings.

Alteration to roof line of single-storey extension:

- Single storey extension previously approved with glazed area around the perimeter. Now removed and artificial stone slate roofing replacement also forming blank gable end.

Formation of two entrances:

- New accesses taken from Abbey Gardens, one forming drive and turning area for proposed garage, the other forming a drive and 2 additional off-street parking spaces.

**History of negotiations/amendments received**

Negotiations took place to ensure that the proposed new vehicular accesses do not conflict with previously approved access road to wider estate. The case officer also requested the applicant submit a bat survey and mitigation statement to ensure the scheme minimised and enhanced the impact on biodiversity.

**Relevant Planning History**

89/00898 – Change of use from outbuilding to ancillary residential accommodation. Granted conditionally

96/93088 – Change of use from residential to office at The Coach House. Conditional full permission.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=96%2F93088

2005/90536 – Conversion and extension of existing office to form dwelling and erection of detached dwelling with integral garage. Conditional full permission.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2005%2F90536

2010/93038 – Change of use, extensions and alterations to convert existing office to form dwelling. Erection of 1 dwelling and formation of parking spaces for existing dwellings. Conditional full permission.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2010%2F93038

2015/90148 – erection of extensions and alterations to convert existing office to dwelling. Conditional full permission.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2015%2F90148

2016/93197 – Variation of condition 2 (plans and specifications) on previous permission 2015/90148). Approved.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2016%2F93197

adj. land to west:

2019/90377 – outline application for erection of a detached dwelling and formation of new access. Conditional outline permission.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019%2F90377

2020/91066 – erection of detached dwelling with formation of new access. Conditional full permission.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2020%2F91066

2020/93915 – Discharge of conditions 3, 4, 7, 8 and 13 on previous permission 2020/91066. Pending determination.
Planning application details | Kirklees Council

Wider residential estate, shared new access road:

2017/92233 – Outline application for erection of up to 34 no. dwellings. S106 outline permission
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2017%2F92233

2019/91638 – Reserved matters application for erection of 27 houses pursuant to outline permission 2017/92233 for erection of up to 34 dwellings. Approval of reserved matters.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019%2F91638

**Representations**
**Final publicity date Expires:** 7th April 2020. Four comments received. They express the following points.

- the proposal should be done in such a way that reflects the legal agreement between the residents, SMC and Alcuin homes.
- Done in a sensitive way that preserves the environment and access to Abbey Gardens during and after the build process.
- Ensure that any adoptable road is built prior to the development or any additional developments being completed.
- Details of adoptable road are perused by the planning authority and residents.
- Submitted information misleading as says access would be taken from a public highway when the access is currently from a private road.
- Residents of Abbey Gardens were not notified.
- Not aware land at side of access road to Abbey Gardens was for sale and would be interested in buying it.

- Building a porch and garage beyond the existing boundary wall and building line would detract from the landscape environment. The width of proposed driveway would be excessively large along the length of the house and adversely impact upon visual amenity of the area.

Kirkburton Town Council comments: No comment

**Consultation Responses**

K C Environmental Health: no objections subject to electric vehicle charge point.

K C Highways DM: no objections to site layout and site layout final plans subject to condition.

K C Environment unit: No objections subject to condition for bat roost feature.

**Policy**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is without notation on the Kirklees Local Plan.

**Kirklees Local Plan (KLP):**

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highway Safety and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 30** – Biodiversity and geodiversity

**National Policies and Guidance:**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 19th February 2019, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 12 – Achieving well-designed places
- Chapter 15 – Conservation and enhancement of the natural environment

**Assessment**

The following matters are considered in the assessment below –

1) Principle of development
2) Impact on visual amenity (including any heritage considerations)
3) Impact on residential amenity
4) Impact on highway safety
5) Other matters – e.g. trees/ecology (e.g. bats)
6) Representations
7) Conclusion

1 – Principle of development:

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Policy LP24 of the KLP is relevant and states that "good design should be at the core of all proposals in the district".

In this case, the principle of extending the existing dwelling is considered acceptable and shall be assessed against other material planning considerations below.

2 –Impact on visual amenity:

Chapter 12 of the NPPF sets out that decisions should ensure that, amongst other things, developments are sympathetic to local character, including the surrounding built environment (para.127 of the NPPF). Policy LP24 of the KLP expands on this further, setting out that good design should be at the core of all proposals in the district. With regard to extensions, it states under part c, that proposals should promote good design by ensuring '*extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details*'.

In this instance, the original building is considered to have been as it currently stands, without the first-floor side extension and canopy to the north-facing elevation. In terms of scale, the current proposal would add massing to the southern elevation and the western side elevation. However, they are all ground floor extensions and the element that would be attached to the western elevation is very similar to that already granted with extant permission 2016/93197. The remaining porch and garage would be relatively small scale in comparison with the scale of the original building. As such, it is considered that the proposed alterations would be subordinate to the original building.

In terms of materials and details, the walls would be tumble flat faced natural stone and the roof would be Hardrow slate duets-twilight, both to match the existing. The window frames would be a combination of timber and aluminium painted grey. The use of these materials is thought to be in-keeping with the host dwelling house and the surrounding area.

It is acknowledged that the existing building has distinctly more architectural features on its north facing elevation (including entrances and glazed porch),

than the opposite, south facing elevation, which is largely plain stone walling punctured by a few windows. The current proposal would introduce more features to the south elevation, including another porch, a garage, parking and turning spaces and a patio to the single-storey side extension. This would be quite prominent and bring into use this side of the building. These changes would alter the character of the building to some degree. However, in officers' opinion the south elevation would still be relatively plain when compared with the north-facing elevation, and so the existing character of the building would be retained.

These alterations would also be prominent when viewed from the access road to houses at Abbey Gardens and the wider residential estate, to the west. However, they are domestic extensions to a house in a residential area, where there are a mixture of housing types including large, individually designed detached houses, and, therefore, it is considered that the enlarged house would be in-keeping with the character of the area.

It is also noted that planning permissions 05/90536 and 10/93038 were proposed with single-storey extensions projecting from the southern elevation and forming a new vehicular access from track to the south. However, they were never fully implemented.

Other new details elsewhere such as alterations to the roof design of the single-storey side extension, and window /doors are all thought to enhance the character of the existing building.

Overall, it is considered that the proposal would promote good design and is in-keeping with the existing building, in accordance with policy LP24 of the KLP.

3 – Impact on residential amenity:

Policy LP24, part c, goes on to stipulates that extensions should *minimise the impact on residential amenity of future and neighbouring occupiers*.

In this instance, there would be four households potentially affected by the proposals; these are addressed below:

*16 Abbey Road* - This is a two-storey, mid-terraced house, located to the north-east of the application site. It has a long back garden, the middle part of which is adjacent to the northern boundary of the application site, where there is a wall and fencing together with some trees and shrubs.

The site plan indicates that the main impact would be from the proposed single-storey side extension that would project in a northward direction. It would be in the same position as extant planning permission 2016/93197, except the ridge line would be extended to form a full gable end which would be blank. Given that the massing is very similar to the extant permission, and that there would be no windows overlooking, it is considered that there would

be no further adverse impacts upon the residential amenities of the occupants of this neighbouring property.

*18 Abbey Road* – This is a two-storey semi-detached house with a single-storey extension to the rear, located to the north-east of the application site. In terms of potential overshadowing and overbearing effects, the main impacts would be from the proposed garage and side extension. Given that both and single-storey structures are at least approximately 8.0m away from the nearest parts of this neighbouring house, it is concluded that this effect would be minimal. With regard to overlooking, the proposed elevations indicate that there would be no openings in the proposed garage and new windows to a playroom and home office would be around 12.0m from windows to a home office at 18 Abbey Gardens, with fencing in between, forming an effective screen to prevent invasion of privacy.

*20 Abbey Road* – This is a detached two-storey house to the south of the application site and on the opposite side of access to Abbey Gardens. As the proposal would retain a separation distance of at least 10.0m between the nearest part of the proposed extension and the boundary wall to this adjacent property, it is considered that there would be no significantly adverse impacts upon the residential amenities of the occupants of this neighbouring property.

*Adjacent building plot to the west* – This plot was formerly a garden area for the application site but it has the benefit of an extant planning approval for a detached two-storey dwelling. The main impact would be from the proposed side extension and the proposed site plan indicates that there would be a separation distance of approximately 10.0m between the nearest points of each, with fencing in between, and this would be to a largely blank side elevation. There would also be around 14.5m between the facing habitable rooms, with the same fencing in between. A subsequent discharge of conditions application (ref: 2020/93915) proposes that the fencing would be Jackson's feather edged fence panels 1.55 above ground level. Without prejudice to the outcome of 2020/93915, this would be acceptable provided the height of the boundary fencing is raised to at least 1.8m, along this side of the perimeter.

It is also considered necessary and appropriate to recommend removing permitted development rights for the erection of further extensions or outbuildings and alterations to the roof, to safeguard neighbouring properties from overlooking and overbearing impacts. This is also consistent with previous approvals for similar proposals at the site.

Other properties at Abbey Gardens are at least 36.0m from the proposals and so it is considered that they would be unaffected in terms of overshadowing, overbearing or overlooking effects.

<u>4 – Impact on highway safety</u>:

The proposed enlarged house would be accessed from Abbey Road, via a relatively new stretch of single-width highway that currently leads to recently-

built houses on Abbey Gardens, which will be altered to form an adopted highway to the larger residential estate to the west (planning approvals ref: 2017/92233– outline & 2019/91638–reserved matters).

LP 21 and 22 of the KLP are applicable and state that proposals shall demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users. New development will normally be permitted where safe and suitable access to the site can be achieved for all people and where the residual cumulative impacts of development are not severe. Proposals shall demonstrate adequate information and mitigation measures to avoid a detrimental impact on highway safety and the local highway network.

All proposals shall, ensure the safe and efficient flow of traffic within the development and on the surrounding highway network; and take into account the features of surrounding roads and footpaths and provide adequate layout and visibility to allow the development to be accessed safely. Car parking provision in new developments will be determined by the availability of public transport, the accessibility of the site, location of the development, local car ownership levels and the type, mix and use of the development.

In this instance, the proposal has been assessed by the Council's Highways development management officers who initially raised concerns that the proposed access layout could prevent an adequate highway from being created to serve the previously approved access scheme for the larger housing scheme on adjacent land to the west (ref: 2017/92233 - outline and 2019/91638 – reserved matters) which utilises the same access road to Abbey Gardens. They wished to see details of how the two schemes work together in terms of providing access, to ensure that both schemes can be achieved.

As a result, the agent has supplied two site plans, one entitled "Site Plan – Proposed" ref: 303 rev C, showing access from the application site onto the existing route to Abbey Gardens, the other entitled "Site Plan-Proposed (final layout) reference: 305" showing how the application site would be accessed from the route to Abbey Gardens and the adjacent residential site, when modified in accordance with access arrangement approved (ref: 2017/92233 - outline and 2019/91638 – reserved matters) for the adjacent residential development.

This is satisfactory from a highways perspective, subject to conditions relating to vehicle parking areas to be surfaced and drained in accordance with government guidance of permeable surfacing for both the current arrangement and when altered to align with access route approved under ref: 2019/91638, to serve the residential development to the west.

5 – Other matters:

*Climate change*

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target. However, it includes a series of policies, which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

The proposal is a small-scale domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations, which will need to be adhered to as part of the construction process and which will require compliance with national standards. The imposition of a condition for an electric vehicle charging point has been recommended.

This is satisfactory to address the climate change emergency, given the small scale of the proposed development. The proposed development complies with Policy LP51 of the KLP and Chapter 14 of the NPPF.

*Protected species (bats)*

The application site is in an area where there are records of roosting bats and in this instance a bat roost has been recorded in south-east gable end.

Policy LP30 of the KLP and chapter 15 of the NPPF seeks to protect such species and the council's biodiversity officer has been consulted. An updated bat survey was requested and received. It found that '*The proposed works to the Coach House will not affect the roof, and the tying-in points will be 2 metres or more from roof-level. Therefore, there is no potential to impact upon any roosts at or close to roof-level (should such roosts exist), and there will be a sufficient 'drop' from roof-level to the apex of the proposed single storey extensions, such that any bats that may be roosting at roof level, will be able to continue to access these roosts, unimpeded'.* It also recommended installation of an integrated bat box at top of gable in south facing garage to provide ecological enhancement and appropriate level of ecological net gain. The biodiversity officer has reviewed the submitted report and agrees with the findings and recommendations. As such, the proposal complies with the above policies.

6 – Representations:

Four comments were received. They expressed the following points:

- the proposal should be done in such a way that reflects the legal agreement between the residents, SMC and Alcuin homes.

**Response:** The planning process does not over-rule private legal rights over land and it is recommended that a footnote is added to this effect should the application be approved.

- Done in a sensitive way that preserves the environment and access to Abbey Gardens during and after the build process.
  **Response:** The impact of the proposal upon the environment and access to Abbey Gardens has been assessed and found to be acceptable. It is recommended that a footnote should be added that during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

- Ensure that any adoptable road is built prior to the development or any additional developments being completed.
  **Response:** Concerns were raised initially by Highway design engineers that the proposed access layout could prevent an adequate highway from being created to serve the previously approved access scheme for the larger housing scheme on adjacent land to the west. As a result, the agent has supplied two site plans, one entitled “Site Plan – Proposed” ref: 303 rev C, showing access from the application site onto the existing route to Abbey Gardens, the other entitled “Site Plan-Proposed (final layout) reference: 305” showing how the application site would be accessed from the route to Abbey Gardens and the adjacent residential site, when modified in accordance with access arrangement approved (ref: 2017/92233 - outline and 2019/91638 – reserved matters) for the adjacent residential development. This was acceptable from a highway safety perspective.

- Details of adoptable road are perused by the planning authority and residents.
  **Response:** The details of the adoptable road are being dealt with under the access arrangement approved (ref: 2017/92233 - outline and 2019/91638 – reserved matters) for the adjacent residential development.

- Submitted information misleading as says access would be taken from a public highway when the access is currently from a private road.
  **Response:** This is noted, however an assessment has been made in full knowledge of the status of the existing access road and access arrangement approved (ref: 2017/92233 - outline and 2019/91638 – reserved matters) for the adjacent residential development.

- Residents of Abbey Gardens were not notified.
  **Response:** The proposal was advertised in line with the Council’s published guidance.

- Not aware land that side of access road to Abbey Gardens was for sale and would be interested in buying it.

**Response:** This is a private matter and not a material planning consideration.

- Building a porch and garage beyond the existing boundary wall and building line would detract from the landscape environment. The width of proposed driveway would be excessively large along the length of the house and adversely impact upon visual amenity of the area. **Response:** The impact of the proposal upon visual amenity of the area has been fully assessed in section 2 above and found to be acceptable.

7 – Conclusion: The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF, taken as a whole, constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is, therefore, recommended for approval.

**Recommendation** **Approve**

**Decision Authorisation - Delegated Powers**
**Application Number**: 2020/90439
**Officer Recommendation**: Approve
**Conditions and Reasons**

1. The development hereby permitted shall be begun within three years of the date of this permission.
**Reason**: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
**Reason**: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, and to accord Policy LP24 of the Kirklees Local Plan.

3. The external walls and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.
**Reason**: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan.

4. Prior to the development being brought into use, the approved vehicle parking areas demonstrated in drawing no. 3475-303-revC shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded. Following the reconstruction of the highway in association with application no. 2019/91638, the approved vehicle parking demonstrated in drawing no. 3475-305 shall be constructed, surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded and thereafter retained throughout the lifetime of the development.
**Reason**: In the interests of highway safety and to achieve a satisfactory layout, in accordance with polices LP21 and LP22 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

5. Prior to garage hereby approved being first brought into use, an electric vehicle recharging point shall be installed. Cable and circuitry ratings shall be provided to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. Thereafter the electric vehicle recharging points so provided shall be retained.
**Reason**: In the interest of supporting and encouraging low emission vehicles, in the interests of air quality enhancement, to comply with the aims and objectives of Policies LP24 and LP51 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking or re-enacting that Order) no development included within Classes A-E of Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority.
**Reason**: To ensure that unsatisfactory additions, enlargements or outbuildings do not result in overdevelopment of the site and to avoid potential harm to the amenities of occupants of the adjacent dwellings, or harm to visual amenity. To accord with policy LP24 of the Kirklees Local Plan and guidance given in the National Planning Policy Framework.

7. A bat roosting feature (Ibstock Enclosed Bat Box 'B' or similar alternative) shall be installed at the apex of the south facing gable to the garage hereby approved. Thereafter the box shall be retained. Prior to the garage coming into use, photographic evidence showing the correct installation of the bat box shall be submitted to the local planning authority for approval.
**Reason**: To provide ecological enhancement and net gain in accordance with the requirements of Local Plan Policy LP30 and Chapter 15 of the National Planning Policy Framework.

**NOTE:** The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) to obtain this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

**NOTE:** The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

**NOTE:** To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours, Mondays to Fridays,
08.00 and 13.00 hours, Saturdays, with no working Sundays or Public Holidays. In some cases, different site-specific hours of operation may be appropriate.

Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services may control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

Plans and specifications schedule:

| Plan Type | Reference | Version | Date Received |
|---|---|---|---|
| Location plan | Dwg no. 300 A | | |
| | | | 11.02.2020 |
| Site plan existing | Dwg no. 301 | Rev A | 25.02.2020 |
| Plans and elevations as existing | Dwg no. 302 | Rev A | 25.02.2020 |
| Site plan proposed | Dwg no. 303 | Rev C | 18.05.2020 |
| Plans and elevations as proposed | Dwg no 304 | Rev H | 11.02.2020 |
| Site plan as proposed (final) | Dwg no.305 | | 18.05.2020 |
| Design and Access Statement | | | 11.02.2020 |
| Supplementary information: Bat survey – by SLR – version 1 dated September 2020 | | | 02.10.2020 |

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority has, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Negotiations took place to ensure that the proposed new vehicular accesses do not conflict with previously approved access road to the wider estate, and requested the applicant submit a bat survey and mitigation statement to ensure the scheme minimised and enhanced the impact on biodiversity.

**Report Dated:** 27.11.2020