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:	2020/62/91066/E
Site Address:	The Coach House, 18A, Abbey Road, Shepley, Huddersfield, HD8 8EP
Description:	Erection of detached dwelling with formation of new access
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: 14-Aug-2020

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Officer Report – 2020/91066

Site Description
The application site is land at The Coach House, 18a, Abbey Road North, Shepley and to the west of the existing house. It is a roughly rectangular plot that is approximately 1/3rd of the area at 18a, Abbey Road North, together with narrow strip of land beyond the western boundary wall. It is largely gravelled and used for storage of building materials, and is enclosed by drystone walling. The remaining area is part of a wide grass verge adjacent to the northern side of recently constructed cul-de-sac road providing access to gated residential development at Abbey Gardens and larger residential development land on adjacent land to the west. It is slightly higher than the rest of the site, separated from it by a drystone walling, which also retains the verge.

Beyond the site boundary is the garden to neighbouring property at 16, Abbey Road to the north, to the east are 18 and 18a, Abbey Road, to the south is the access driveway serving Abbey Gardens, and to the west is a future residential estate which is currently uneven open ground covered in soil, rubble and pioneer vegetation.

The land is fairly level with gentle slope from east to west across the site.

Description of Proposal
Full planning permission is sought for erection of detached dwelling with formation of new access.
It would be a two-storey, 3-bedroom house with an integral single garage and single-storey elements to the front and rear (projecting around 1.3m (full width) at front and 3.3m to the rear (approximately 2/3rd width, with lantern roof light).
The roof to the main part of the house would be dual pitched with asymmetric eaves 4.2m high (to west elevation) and between 4.7m and 5.0m high (to east elevation), with a ridge level around 7.3m high, positioned off-centre towards the eastern side of the house.
The main windows and doors at ground and first floor levels would be to the front (south elevation) and rear (north elevation). The west elevation would be blank, whilst the east elevation would contain a door to the existing house, and patio doors and windows to the single storey element.
The walls would be natural stonework and the roof natural blue slates. The boundaries would be a combination of dry stone walls and timber fencing and the vehicle access and hardstanding would be permeable concrete blocks.

History of negotiations/amendments received

Additional information was sought and provided to explain how the proposal would relate to buildings on adjacent land to either side and to remove the raised balcony to the front elevation. Amended plans were also received to reduce the scale of the house and its impact upon the neighbouring

properties. A further plan was requested and received to show the amended house design in the street-scene and the access, following reconstruction of the highway in association with planning approval no. 2019/91638.

Relevant Planning History
At the site and directly relevant:
05/90536 – Conversion and extension of existing office to form dwelling and erection of detached dwelling with integral garage. Approved.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2005%2f90536
2019/90377 – Outline application for erection of detached dwelling and formation of new access. Granted outline permission.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019%2F90377

Wider site at 18A, Abbey Road:
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 dwelling – approved but not commenced.
2015/90148 – erection of extensions and alterations to convert existing office to dwelling. Granted 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 for erection of extensions and alterations to convert existing office to dwelling. Granted conditional full permission.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2016%2F93197
2020/90439 - Erection of porch and garage, alterations to roof line of single storey extension and formation of two entrances. Pending determination.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2020%2F90439

Adjacent land to the west:
2017/92233 - Outline application for erection of up to 34 no. dwellings (access only applied for). S106 outline permission granted.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2017%2f92233https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2017%2f92233
2019/91638 – Reserved matters application for erection of 22 dwellings pursuant to outline permission 2017/92233 for erection of up to 34 dwellings. Reserved matters granted.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019%2F91638

Representations
Final publicity date expires: 25th May 2020. One representation received.
A summary of the comments received is set out below:

- The roof material needs to match the surrounding houses i.e. not blue slate. The same for the windows and doors i.e. specified as grey to match surrounding houses.

Kirkburton Town Council comments – No response.

Consultation Responses
The following is a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate):

- KC Highways: No objections to site layout and site layout final plans, subject to conditions.
- KC Environmental Health: No objections subject to conditions
- KC Ecology Unit: No objections subject to condition.

Policy
Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are 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 (LP):

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highway Safety and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 28** – Drainage
- **LP 30** – Biodiversity and geodiversity
- **LP 51** – Protection and improvement of local air quality
- **LP 52** – Protection and improvement of environmental quality (including pollution from noise, vibration, light, dust, odour, shadow flicker, chemicals and other forms of pollution to soil.
- **LP 53** – Contaminated and unstable land

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.

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 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conservation and enhancement of the natural environment

Assessment
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, there is also planning history dating back to 2005 (ref: 05/90536) for a detached house on roughly the same site and more recently an extant outline planning permission (ref: 19/90377) for a detached house at the application site (in the same location as the house granted under 05/90536). The outline approval considered access only, with all other matters reserved. The current proposal is a full planning application.
In the above circumstances it is accepted that the principle of a dwelling at the site is established. The current proposal 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 as well as good design being at the core of all proposals in the district, proposals should promote good design by ensuring that the form, scale, layout and details of all development respects and enhances the character of the townscape, and landscape.

In this instance, the form of the development is considered acceptable, in that it is for a house within a residential area. In terms of scale and layout, the proposed detached dwelling is largely two-storey which is comparable with others in the area and whilst the layout indicates that the proposed dwelling would have only relatively modest sized private gardens in relation to the size of the house, policy LP24 does not specify a minimum requirement for outdoor amenity space in terms of size or shape for a dwelling house. Furthermore, the existing dwellings at Abbey Gardens have similarly uniquely

shaped private gardens which are quite modest relative to the scale of the dwellings. As such, the proposal is considered comparable and in keeping with the others in the immediate vicinity.

Given the above, the proposal does not leave much scope for any future enlargement of the house and, as such, officers recommended that permitted development rights should be removed to ensure that any future proposals for extensions or alterations are properly addressed with regards to visual and residential amenity and to prevent overdevelopment of the site.

Turning to appearance, during the course of the application, the shape of the proposed dwelling has changed. It has become slightly narrower and the roof design changed with ridge line and gable ends pivoted 90 degrees, so now it would have a north-south alignment, with the apex off centre, slightly towards the east. The west facing roof slope also contains a slight kink. The fenestration is quite contemporary and adds to the individual design of the house.

There is a mixture of housing types and styles in the area including several at Abbey Gardens which are detached and uniquely designed, so it is considered that the proposed development would be sympathetic to the character of the surrounding area.

With regards to external materials, following discussion with the agent, it has been clarified that the walls would be surfaced in tumbled flat-faced natural stone and cedar boarding and the roof slopes surfaced in natural blue slates. The use of natural stone is acceptable for the walls, as is the use of cedar boarding at the back, together with some potential detailing at the front. Cedar boarding has been used successfully at 18 or 18a, Abbey Road, so the use of this material at the application site would be blend in well.

With regards to the proposed roofing material, other properties in the area have natural or artificial stone slate roofs and, in this instance, it would be more consistent to require the same or similar materials at the application site, and this could be secured by condition.

In summary, it is considered that the proposal would promote good design and is compliant with policy LP24 of the KLP.

<u>3 – Impact on residential amenity</u>:

Policy LP24 of the KLP also states that proposals should promote good design by ensuring they provide a high standard of amenity for future and neighbouring occupiers maintaining appropriate distances between buildings.

In this instance, there would be eight neighbouring households potentially affected and these are addressed below:

Plot 10, adjacent site to west:

On this adjacent plot, planning permission has been granted for a 4-bed detached house (house type Sandringham) with detached single garage to the side. It will be located to the west of the application site and on slightly lower ground. It is shown on reserved matters planning approval 2019/91638 for erection of 22 dwellings pursuant to outline permission 2017/92233.

Its rear elevation (which contains habitable room windows at ground and first floor) looks onto the blank side elevation of the house at the application site. It is noted that the approved site plan for the adjacent site shows a separation distance of 10.3m between the rear elevation of plot 10 and the indicative footprint submitted with outline permission 2019/90377 at the application site (access only being considered) and this was considered acceptable in the committee report for 2019/91638.

The current application maintains this separation distance and the design of the house altered to reduce the overall height, and the massing on the side of the house nearest plot 10. As a result, the ridge line has been re-orientated in the north–south direction; the eaves dropped slightly; and the angle of pitch made shallower to the western side.

Based upon the amended plans, the scale of the proposed house is considered to minimise overshadowing and overbearing impact.

In terms over an invasion of privacy, the openings to the rear of plot 10 would look onto a blank side elevation of the house at the application site, and provided that new openings are controlled by condition, it is thought that the proposal would also minimise any overlooking impact. A 1.8m high close boarded fence with 300mm trellis is also indicate for the boundary on the approved site plan for reserved matters planning approval 2019/91638, and this too would provide screening to prevent an invasion of privacy. Furthermore, the design and access statement for the current application refers to close boarded timber fencing defining this boundary.

Plots 11 and 12, adjacent site to west:

Planning permission has been granted for two-storey, 3-bed terraced houses (house type lilac) on these plots located to the north west of the application site. Their rear elevations contain habitable room windows at ground and first floor level. Plot 11 looks directly and at a right angle, onto the back garden of the application site, whilst plot 12 is slightly further away and has a more distant and indirect relationship.

There would be a similar separation distance between plot 11 and the nearest part of the house at the application site (which is single storey), as to plot 10, but plot 11 would have a more open aspect over the garden and the single storey element. As such it is considered that there would be less overbearing or overshadowing impact, and this impact would be reduced further to plot 12.

In terms of an invasion of privacy, there would be no direct relationship between habitable room windows at the sites and the boundary treatment

mentioned above for plot 10 would also be on the mutual boundaries between plots 11 and 12, and the application site. It is thought that this combination would minimise any overlooking impact.

16 Abbey Road:

This is a two-storey, inner terraced house, located to the east of the application site. It has a long back garden, the end part of which is adjacent to the northern boundary at the application site.

The site plan as proposed shows that there would be a distance of around 4.5m between the nearest part of the application site (which is single storey) and the mutual boundary, with overall distance of around 7.5m to the 2-storey element. Some landscaping is indicated on the mutual boundary and the supporting statement says that this boundary will be defined by close boarded timber fencing, whilst the perimeter borders will be for planting by the future owners.

To ensure sufficient screening is provided, it is recommended that details of boundary treatment and landscaping are secured by condition prior to the commencement of the superstructure of the house.

Subject to the above, it is considered that the proposal would not be significantly detrimental to the residential amenities of the occupants of this neighbouring property.

The Coach House, 18a, Abbey Road:

The application site is within the curtilage of this residential property. It is a two-storey, traditionally built, former coach house to the east of application site. It has extant planning permission for erection of extensions and alterations to convert existing office to dwelling which has been partly implemented (2016/93197). It includes garage doors and a set of bi-folding doors to the sitting room in the facing elevation at ground floor level and has no openings above.

It is also subject to planning application ref:2020/90439 for the erection of a porch and garage, alterations to the roof line of a single-storey extension and the formation of two entrances, which is pending determination.

The proposed site plan shows that there would be a separation distance of approximately 9.5m between the nearest side elevation of the proposed house and the nearest part of The Coach House, which is single storey.

Given this separation distance, it is considered that the proposal would not be unduly overbearing or overshadowing. In terms of overlooking there are habitable room windows at ground floor level in each facing elevation. However, given the separation distances and that the supporting statement says that there would be fencing along the boundary, provided that this is controlled by condition to ensure screening to at least 1.8m above ground

level, then this would be sufficient to provide adequate screening to prevent an invasion of privacy.

20 Abbey Road:

This is a detached dwelling-house to the south of the application site. Its back garden is also on the opposite side of the access road to Abbey Gardens. As such there would be a separation distance of around 20.0m between the front of the proposed dwelling and the boundary with garden at the back of 20 Abbey Road, with over 35m to house at 20 Abbey Road.

In these circumstances. it is considered that there would be no significant adverse impacts upon the residential amenities of the occupants of this neighbouring house.

1 Abbey Gardens:

This is a relatively recently built two-storey detached house located to the south west of the application site.

Its facing elevation is in a north eastern direction and contains habitable room windows at ground and first floor level. The separation distance between the nearest point of 1 Abbey Gardens and the footprint of the proposed dwelling suggest that a gap of at least 30.0m could be formed between these buildings, which would mitigate against overshadowing or overbearing impact. It is also considered that the impact of overlooking would be relatively limited because of the separation distances described above and that there is an indirect relationship between the facing elevations.

7 Abbey Gardens:

This is also a recently built detached two-storey house located to the west of the application site. One of its main elevations faces in an eastward direction and contains double height floor to ceiling feature windows together with other windows to habitable rooms. However, there would be a gap of at least 35m between the elevation described above and the facing elevation of the proposed house. This would prevent any undue overshadowing or overbearing impact and would limit any invasion of privacy.

Negotiations have taken place to remove first floor balcony to the front of the proposed house. Access from bedrooms 2 & 3 have been removed and replaced with windows shown on plan and elevation dwg 602 rev E. It is recommended that a footnote is added which highlights that the formation of a raised balcony would require further planning permission.

Overall, it is considered that the proposed house would provide a high standard of amenity for future and neighbouring occupiers, including maintaining appropriate distances between buildings. This is compliant with policy LP24 of the Kirklees Local Plan.

4 – Impact on highway safety:

The proposed house would be accessed from Abbey Road, via a relatively new stretch of single width highway that currently leads to recently built houses as Abbey Gardens and will be altered to form adopted highway to 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 exact 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", showing access from the application site onto the existing route to Abbey Gardens, the other entitled "Site Plan-Proposed (final layout)" 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 point of view subject to condition 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:

Carbon Budget

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 which will require compliance with national standards

Air quality:

In accordance with government guidance on air quality mitigation, outlined within the NPPG and Chapter 15 of the NPPF, and local policy contained within LP24 and LP51 and the West Yorkshire Low Emission Strategy Planning Guidance seeks to mitigate Air Quality harm. Given the scale and nature of the development officers seek the provision of an electric vehicle charging point. The purpose of this is to promote modes of transport with low impact on air quality.

Contaminated land:

The site is directly adjacent to a site that has been identified as potentially contaminated land due to its previous use as a mill. Chapter 15 of the NPPF and policy LP53 of the KLP seek to ensure that proposals are considered with require the submission of appropriate contamination assessment and/or risk assessment.

In this instance, the proposal has been assessed by the Council's environmental health officers who recommend applying a condition relating to reporting of unexpected contamination. Provided this is done the proposal will comply with policy LP53 of the KLP and the aims of chapter 15 of the NPPF.

Biodiversity:

The site is in an area where bats may be present, and the proposal is to build a house. Chapter 15 of the NPPF and policies LP24 and LP30 seek to protect and enhance biodiversity. In this instance the proposal has been assessed by the Council's biodiversity officer who raises no objection to the proposal, subject to a condition requiring the installation of a bat roost box to provide some biodiversity net gain.

Subject to the above the proposal is compliant with policy LP30 of the KLP and the aims of the chapter 15 of the NPPF.

Drainage:

The application form states that foul water will be connected to the mains sewer, which is acceptable.

It also states that surface water runoff is also proposed to be disposed of through a soakaway.

Local Plan Policy LP28, in its preamble, states the following: “When proposing new developments, surface water issues need to be addressed in terms of existing surface water and potential increases to run-off resulting from the development. Effective management of surface water can help to prevent increased flood risk”.

In this instance, it is considered that it is necessary to ensure that the ground conditions are suitable to make a soakaway effective. This can be ensured by condition with either a pre-commencement condition, requiring a scheme to be submitted and approved, or that the percolation test results are supplied and assessed as satisfactory.

The agent has been informed of the potential pre-commencement condition and has agreed to this being applied.

In this case, the proposed development complies with policies LP27 and LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

Permeable surfacing for paving:

A condition has been recommended to ensure that any paving is constructed from permeable surfacing, together with a condition regarding permeable surfacing of driveways mentioned above in highways section. This is in the interests of reducing the level of flood risk, complying with policies LP21, LP22, LP27 and LP28, of the Kirklees Local Plan and chapter 14 of the National Planning Policy Framework.

6 – Representations:

One representation has been received, regarding roof materials.
A summary of this comment, is set out below:

- The roof material needs to match the surrounding houses i.e. not blue slate. The same for the windows and doors i.e. specified as grey to match surrounding houses.
  Response: A condition is recommended that would ensure the roof covering is natural stone slate or an artificial stone slate. UPVC surrounds are stated in the application form for the door and window surrounds, whilst they are predominantly grey on surrounding properties and it is expected that they would be this colour, there are other colours in the wider area and so it is not considered reasonable or necessary to control this by condition.

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 - Approval

Decision Authorisation - Delegated Powers
Application Number: 2020/91066
Officer Recommendation: Approval
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 Policies LP1, LP2, LP21, LP22, LP24, LP28, LP30, LP51, LP52 and LP53 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

3. The exterior walls of development shall be completed using natural stone. Samples of the natural stone shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on the superstructure of the dwellings hereby approved.

Reason: To ensure the satisfactory appearance of the development on completion and to accord with Policy LP24 of the Kirklees Local Plan as well as the aims of Chapters 12 of the National Planning Policy Framework.

4. Notwithstanding the submitted details of materials, the roof surface of the house hereby approved shall be completed in stone slates or similar artificial stone slates. Samples of the slates shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on the superstructure of the dwellings hereby approved.

Reason: To ensure the satisfactory appearance of the development on completion and to accord with Policy LP24 of the Kirklees Local Plan as well as the aims of Chapters 12 of the National Planning Policy Framework

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) no doors, windows or any other openings (apart from any expressly allowed by this permission) shall be created in the north, east and west facing side elevation of the extension hereby approved.
Reason: So as not to detract from the amenities of neighbouring property by reason of loss of privacy and to accord with Policy LP24 of the Kirklees Local Plan and the aims 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. Prior to commencement of the superstructure of the house, details of the boundary treatment shall be submitted and approved in writing by the Local Planning Authority. The approved details shall then be implemented before the dwelling is first occupied and retained thereafter.
Reason: in the interests of visual and residential amenity, and to accord with policy LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

8. Prior to commencement of the superstructure of the house, details of the landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented so that planting is carried out no later than the first planting season following the first occupation of the building. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation
Reason: In the interests of visual and residential amenity and accord with policy LP24 of the Kirklees Local Plan and guidance given in the National Planning Policy Framework.

9. Prior to occupation of the dwelling, 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 interest 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.

10. In the event that contamination, not previously identified by the developer prior to the grant of this planning permission, is encountered during the development, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, no part of the site shall be brought into use until such time as the site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework

11. Prior to the development being brought into use, the approved vehicle parking areas demonstrated in drawing no. 3475-601-F 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. 3475-603 rev B 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 policies LP21 and LP22 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

12. The development shall not be brought into use until all areas indicated to be used for paving on the submitted site plan have been marked out, and laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance and thereafter retained throughout the lifetime of the development.
Reason: In the interests of satisfactory and sustainable drainage and to comply with Policy LP27 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

13. Development shall not commence until a scheme detailing foul, surface water and land drainage, has been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until such approved drainage scheme has been provided on the site to serve the development and thereafter retained throughout the lifetime of the development.

Reason: To ensure the effective management of surface water in the interests of flood prevention and to accord with Chapter 14 of the National Planning Policy Framework.

14. The new dwelling shall include a bat roost box (Schwegler Bat Tube or similar) installed integral to the southern elevation at a height of at least 3 meters and not directly above doors or windows. Hereafter the box shall be retained. Prior to occupation of the dwelling hereby approved, photographic evidence showing the correct installation shall be submitted to the local planning authority for approval.
Reason: To ensure a biodiversity net gain on the site in accordance with Policy LP30 of the Kirklees Local Plan and the aims of section 15 of the National Planning Policy Framework.

NOTE: Electric Vehicle Charging Points

- A Standard electric vehicle charging point is one that is capable of providing a continuous supply of at least 16A (3.5kW). One of 32A (7kW) is, however, more likely to be futureproof
- Standard charging points for single residential properties that meet the requirements specified in the latest version of *"Minimum technical specification - Electric Vehicle Homecharge Scheme (EVHS)"* by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 sockets would be acceptable.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.

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 can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

NOTE: It is drawn to the applicant / occupiers notice that formation of raised balconies would require further planning permission.

Plans and specifications schedule:

Plan Type	**Reference**	**Version**	**Date Received**
Location plan	Dwg no. 600	Rev B	03.04.2020
Site plan – proposed with streetscene elevation	Dwg no. 601	Rev F	10.07.2020
House type plans and elevations	Dwg no. 602	Rev F	14.08.2020
Supplementary information: topographical survey			03.04.2020
Supplementary information: supporting statement			03.04.2020
Supplementary information: site plan – proposed (final layout)	Dwg no.603	Rev B	05.08.2020

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 have, 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 reduce the scale and alter the design of the house to minimise impact upon neighbouring properties and in the interests of visual amenity. Further amended plans were provided to show how the access would be following reconstruction of the highway in association with planning approval no. 2019/91638.

Report Dated: 14.08.2020