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:	**2021/60/91958/W**
Site Address:	adj, The Cherries, Rossefield Avenue, Birkby, Huddersfield, HD2 2BR
Description:	Outline application for erection of residential development
Recommending Officer:	Ellie Worth

DECISION – Conditional Outline Consent

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.

Neil Bearcroft

AUTHORISED OFFICER

Date: 07-Feb-2022

Officer report

Site description
The application relates to a section of outdoor amenity space associated with The Cherries, 8 Rossefield Avenue. The existing dwelling is a detached brick built, two storey dwelling, with a double garage and porch. The application site is situated at the head of a cul-de-sac, whereby access can be taken from a private driveway. Boundary treatment consists predominantly of evergreen hedging.

Surrounding the site is predominantly residential in nature and mainly consists of detached dwellings. The site is unallocated on the Kirklees Local Plan but is adjacent to Birkby Conservation Area.

Description of development
The applicant is seeking outline permission for the erection of one detached dwelling, with appearance and landscaping matters reserved for consideration at a later date.

As such, the submitted plans detail a two storey dwelling with a single storey projecting gable to include an integral garage. The dwelling would be 8.6m in overall height with a width of 9.6m and a depth of 13.6m.

Construction materials would be either brick or stone, with interlocking concrete tiles to the roof. Any new windows would be constructed from UPVC.

Timber fencing would be erected between the parcel of land and The Cherries, to form boundary treatment.

History of negotiations or amendments sought
Officers entered into discussions with the agent regarding Certificate B and therefore this was updated to reflect all the dwellings in which had been served notice upon. An updated application form was received on the 2nd November 2021.

Relevant Planning History
At the application site:
2004/91342 Outline application for erection of detached dwelling – Granted
2007/91270 Renewal of unimplemented outline permission for erection of detached dwelling – Granted
2010/90644 Extension to time limit for implementing existing permission (2010/90644/W2) Outline application for erection of one detached dwelling – Granted
2013/90256 Extension to time limit to previous permission 2010/90644 for outline application for erection of one dwelling – Granted
2013/93457 Works to TPO(s) 10/75 – Granted

Representations
The application has been advertised via site notice, neighbour notification letters and the press.

Final publicity expired: 14th July 2021.
As a result of the above publicity, 4 objections have been received. A summary of the concerns are as follows:

Residential amenity:

- The new dwelling would impact upon neighbouring amenity, especially with regards to overbearing, overshadowing and overlooking.
- No new windows should be permitted in the southern facing elevation and the first floor windows closest to neighbouring properties are for non-habitable rooms.
- We request that permitted development rights are removed to prevent any undue impact on neighbouring amenity.

Visual amenity:

- Any new buildings will impact upon on the character of the area.
- Overdevelopment of the site.

Highway safety and parking:

- Concern over the upkeep of the private road, especially for the properties in which are responsible for its upkeep.

General concerns:

- There will be more traffic on what is already a busy and dangerous road.
- Concern of noise, general disruption and odour.
- Considerable development has happened within Rossefield as the plans are outdated.
- Certificate B should have been signed as Rossefield is a private road.
- The effect on air quality and the loss of additional greenspace.
- The plans are outdated.

Whilst an updated Certificate B has been received, officers did not consider it necessary to re-advertise the scheme, as all neighbouring properties have been consulted, with no additional information being received.

Consultation responses

KC Highways DM: In support subject to conditions being attached to the decision notice to include the hardstanding being laid in a permeable surface and the details of storage/access of waste.
KC Trees: No objections to the proposal.
KC Conservation and Design: No formal comments received.

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 unallocated on the Kirklees Local Plan, but the rear boundary is adjacent to Birkby Conservation Area.

Kirklees Local Plan
• LP1 – Achieving sustainable development
• LP2 – Place shaping
• LP3 – Location of new development
• LP21 – Highway safety
• LP22 – Parking
• LP24 – Design
• LP30 – Biodiversity
• LP33 – Trees
• LP35 – Historic environment
• LP51 – Protection and improvement of local air quality
• LP52 – Protection and improvement of environmental quality

Supplementary planning documents (SPD)
• Housebuilders Design Guide
• Highways Design Guide

National Policies and Guidance
National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th July 2021, 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 2 – Achieving sustainable development
• Chapter 5 – Delivering a sufficient supply of homes
• Chapter 12 – Achieving well design places
• Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
• Chapter 15 – Protecting and enhancing the natural environment
• Chapter 16 – Protecting and enhancing the historic environment

National Design Guide.

Assessment
The following matters are considered in the assessment below:
1. Principle of development
2. Impact on visual amenity
3. Impact on residential amenity
4. Impact on highways
5. Other matters
6. Representations
7. Conclusions

1. Principle of development

The application site is unallocated on the Local Plan and therefore Policies LP1 and LP2 are relevant which support sustainable development. The proposed development seeks outline consent for the erection of one two storey dwelling with the matters of landscape and appearance reserved.

1.1 Background
It has been noted that multiple outline permissions have been granted for the erection of one detached dwelling at the site. The most recent being (2013/90256) extension to time limit to previous permission 2010/90644 for outline application for erection of one dwelling.

As such, the principle of developing the site for residential accommodation has been established. However, an assessment will need to be undertaken with regards to design, residential amenity and whether the proposal would have any adverse effect on highway safety and it is noted that since the previous decisions the Councils Local Plan has been adopted along with its House Builders Design SPD. Other material planning considerations such as ecological impact will also be considered along with all representations received.

1.2 Housing supply
The site forms part of the existing garden space associated with The Cherries. The application would provide 1 residential property and therefore it is appropriate to consider the LPAs overall housing position.

As set out in the Authority Monitoring Report (AMR), the assessment of the required housing (taking account of under-delivery since the Local Plan base date and the required 5% buffer) compared to the deliverable housing capacity, windfall allowance, lapse rate and demolitions allowance shows that the current land supply position in Kirklees is 5.17 years supply.

As the Kirklees Local Plan was adopted within the last five years the five year supply calculation is based on the housing requirement set out in the Local Plan (adopted 27th February 2019). Chapter 5 of the NPPF clearly identifies that Local Authority's should seek to boost significantly the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 69 of the NPPF recognises that "small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should… 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".

The development site forms a small plot surrounded predominantly by residential development. Although the Local Planning Authority can demonstrate a five year land supply, it is noted that the development of this plot would be contribute to the housing supply in the district. However, the

provision of housing needs to be balanced against all material planning considerations considered below.

2. Impact on visual amenity

General design considerations are set out in Policy LP24 of the Local Plan, which seeks to secure good design in all developments by ensuring that they respect and enhance the character of the townscape and protect amenity. More specifically, The Housebuilders Design Guide SPD outlines the position with regards to good residential design, in order to raise the quality of housing that is delivered across the district.

This is also reinforced within Chapter 12 of the NPPF and the recently published National Design Guide which supports good design that functions well and adds to the overall quality of an area and retails a strong sense of place. Policy LP7 supports the efficient use of land and this is further detailed in Chapter 11 of the NPPF.

Regarding the layout and siting of the proposed dwelling, design principle 2 of the SPD sets out that “New residential development proposals will be expected to respect and enhance the local character of the area, with principle 5 seeking to ensure that coherent building lines are used to help provide active frontages and a sense of place is retained whilst protecting visual connections to the surrounding area.

Principle 6 of the Housebuilders Design Guide SPD highlights that ‘the space between buildings can help maximise residential amenity in terms of maintaining privacy, reducing overlooking and ensuring natural light is able to penetrate buildings... normally new build developments should seek appropriate separation distances for servicing, accommodating future adaptions and creating attractive street scenes. These should be in keeping with the character and context of the site and proportionate to scale of the dwellings’.

In this case, the application site is approximately 450 square metres in footprint and is of a rectangular shape. The submitted plans show the dwelling to be centrally placed within the plot and would follow a similar building line as the neighbouring properties. To the front, a single storey front gable has been proposed, which is shown to provide a garage. The layout of the dwelling shown on Dwg. No. 921/06/018 B details that the built form would be inset from the surrounding boundaries by at least 2m at two storey and 1m at single storey. It is noted that a layout of the dwelling is shown on the location plan, however given the scale of that plan it is difficult to assess the layout based on this plan. There would also be adequate space to the rear for private amenity, along with a driveway and turning space to the front. As such, the proposal is not likely to result in the overdevelopment of the site, in accordance with Policy LP24 of the KLP. To ensure that layout as constructed accords with the assessment above, the layout will be conditioned to follow that set out on the referred to drawing number.

With regards to scale, the plans indicate the dwelling to be two storeys in height which would be of an appropriate scale when compared to the other dwellings in the wider area.

Whilst appearance is currently reserved, the submitted details set out that the materials would be stone or brickwork. Such materials in principle would blend in with the character of the area, but a final assessment would be subject to a reserved matters application. In terms of fenestration, indicative elevations have been provided to show openings within the principal elevation, along with a large garage door at ground floor. The size and scale of these openings appear appropriate for the dwelling and the area, with integral garages being a typical arrangement, again the reserved matters application will provide the final assessment.

Alongside the above, the application has also been assessed by the impact in would have on the setting of Birkby Conservation Area, in which is directly to the rear of the application site. In this instance, it has been noted that the layout and scale would be of an acceptable to keep in with the character of the area and the indicative design details also set out that an appropriate design could be achieved. This being relatively large dwellings set within modest plots. As such, officers are satisfied that there would be no significant impact upon the Conservation Area.

Furthermore, the public benefits to the property, would be that the works would provide a new dwelling, within a predominantly residential area, where demand is high.

For these reasons, it is considered that the public benefits of the scheme are considered to outweigh the less than substantial harm.

Having taken into account the above, the layout and scale of the building appear to be appropriate, whereby an acceptable appearance could be achieved at the reserved matters stage. Therefore, the proposal would accord with Policy LP24 and LP35 of the KLP, Principles 2, 5 and 6 of the Councils Housebuilder Design Guide SPD and Chapters 12 and 16 of the NPPF.

3. Impact on residential amenity

As outlined above the applicant is seeking outline permission, with appearance and landscape reserved. As such, an assessment will be made upon the impact in which the layout and scale of the dwelling would have upon neighbouring amenity.

With regard to amenity, Policy LP24 of the Local Plan advises that proposal should ensure that a high standard of amenity is achieved for future and neighbouring occupiers. This is also supported by Chapter 12 of the NPPF. The key assessment of the proposal is the impact the proposed dwellings would have on surrounding dwellings. This further supported by Design Principle 6 of the House Builders Design Guide, with proceeding paragraphs setting out appropriate space about dwelling distances to protect residential

amenity. The impact of the development on each of the property will be assessed in turn.

The Cherries is the property to the North of the application site. It has been assessed that there would be some impact upon these neighbours amenity, however, the majority of the overbearing and overlooking would be onto their attached flat roof garage, whereby, a separation distance of approximately 10m would be retained to the nearest side elevation of the main dwelling. As such, any impact would not be material.

With regards to overlooking, the plans submitted are indicative, however, it is likely that an acceptable level of amenity could be retained, with only habitable rooms being proposed within the front and rear elevations of the dwelling. Any future first floor side openings would need to be obscurely glazed.

As such, an acceptable level of amenity could be retained at these neighbours.

Endways is the neighbouring property to the South of the application site. It has been noted that there would be some impact upon these neighbours amenity as a result of the bulk and massing proposed. However, any overbearing would not be undue, as there is existing boundary treatment between the application site and these neighbours. Any overbearing onto the patio area would not be substantial given the existing arrangement at these neighbours, along with their vast wrap around garden.

In terms of overshadowing, there would be some impact as a result of the built form, however, these neighbours are situated to the south and therefore any impact would be limited.

With regards to overlooking, the plans submitted are indicative, however, it is likely that an acceptable level of amenity could be retained, with only habitable rooms being proposed within the front and rear elevations of the dwelling. Any first floor side openings would need to be obscurely glazed, with permitted development rights for future ground floor windows being removed, due to the close proximity with this neighbour.

Therefore, an acceptable level of amenity could be retained at these neighbours.

13 Oakfield Road is the neighbouring property to the East (rear). It has been noted that a separation distance of approximately 26m would be retained between the nearest elevations at these neighbours and the proposed new dwelling. As such, any overbearing, overshadowing and overlooking, as a result of the additional bulk, massing and openings would not have a detrimental impact upon these neighbours amenity.

Directly to the West of the application site is Process Instrumentation and Design Ltd, a commercial office. As such, there would be no impact upon this building, or its users.

Future amenity of the occupiers
Whilst officers acknowledge that the plans submitted as part of this proposal are indicative with regards to appearance, the development proposes a two storey dwelling with a floor space of approximately 206 sq. m. Whilst no floor plans have been provided this has been considered acceptable for a 4+ bedroom house, in line with the Governments Technical Housing Standards and Paragraph 9.1 of the Council's Housebuilders Design Guide SPD.

Therefore, based on the details held, officers have considered that an acceptable level of amenity is likely to be achieved, in accordance with Policy LP24 of the Kirklees Local Plan, the aims of the aforementioned SPD and Chapter 12 of the NPPF.

4. Impact on highway safety
Turning to highway safety, Policies LP21 and 22 of the Local Plan are relevant which seeks to ensure that proposals do not have a detrimental impact to highway safety and provide sufficient parking. The application has also been assessed by the Highway DM Officers who have considered the layout proposal.

In this case, the officer has noted that there are currently three existing dwellings in the vicinity of this proposal, all served by an unadopted access at the end of is via Rossefield Avenue which is adopted and serves a number of existing dwellings.

The proposal appears to have sufficient space to accommodate the required off street parking for a dwelling of this size. A dedicated area is also provided for service and emergency vehicles turning and is also considered acceptable.

No information has been provided on the storage and collection of waste; however, this can be conditioned accordingly with the parking space being laid with a permeable surface.

As such, no concerns have been raised from a Highways perspective and therefore the works are considered to comply with the aims of Policies LP21, LP22, LP28 and LP34 of the Kirklees Local Plan, the Councils Highways Design Guide and Chapter 14 of the NPPF.

5. Other matters
Air quality
In accordance with government guidance on air quality mitigation outlined within Policies LP24 and LP51 of the Kirklees Local Plan, it is considered reasonable and necessary to seek air quality enhancement as part of this application. Therefore, a condition will be imposed requiring the provision of an electric charging vehicle point within the site.

Ecology
The site is an area of existing amenity space associated with the host property, in which is considered to be of low ecological value. Nonetheless, officers consider it necessary to secure ecological enhancement measures, which can be control via condition. This is to accord with Policy LP30 of the KLP and Chapter 15 of the NPPF.

Foul sewerage
The application form states that that sewerage for the new dwelling will be connected into the main sewers. This has been considered acceptable in accordance with Policy LP53 of the KLP.

Trees
The site is situated within an area of TPO designated and therefore KC Trees have been formally consulted. In this case, it has been noted that there were no significant trees within the influencing of this plot and therefore no concerns have been raised. This is to accord with Policy LP33 of the KLP.

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 predates 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 application's, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

In this case, it has been considered that the proposed development would have an acceptable impact on climate change, as the new dwelling would be constructed to modern building standards and could be designed to be thermally efficient and include an orientation which supports solar gain.

6. Representations
As a result of the above publicity, 4 objections have been received. A summary of the concerns, along with officer correspondence can be seen below:

Residential amenity:
- The new dwelling would impact upon neighbouring amenity, especially with regards to overbearing, overshadowing and overlooking.
- No new windows should be permitted in the southern facing elevation and the first floor windows closest to neighbouring properties are for non-habitable rooms.
- We request that permitted development rights are removed to prevent any undue impact on neighbouring amenity.

Comment: A full assessment upon the impact on neighbouring amenity can be found within section 3 of the report.

Visual amenity:

- Any new buildings will impact upon on the character of the area.
- Overdevelopment of the site.
  Comment: A full assessment upon the impact on visual amenity can be found within section 2 of the report.

Highway safety and parking:

- Concern over the upkeep of the private road, especially for the properties in which are responsible for it.
  Comment: This is not a material planning consideration and therefore would form a private legal matter.

- There will be more traffic on what is already a busy and dangerous road.
  Comment: This has been noted, however, no concern has been raised by KC Highways DM.

General concerns:

- Concern of noise, general disruption and odour.
  Comment: This has been noted, however, the erection of one additional dwelling is unlikely to create any material impact on noise or odour.

- Considerable development has happened within Rossefield as the plans are outdated.
  Comment: This has been noted, however, given that the application is only for outline permission with some matters reserved, more detailed plans have not been considered necessary at this stage.

- Certificate B should have been signed as Rossefield is a private road.
  Comment: The correct certificate has been submitted with the application, with the agent also serving notice on additional dwellings.

- The effect on air quality and the loss of additional greenspace.
  Comment: This has been noted, however, the erection of one dwelling is unlikely to have a detrimental impact on air quality. The loss of greenspace has been noted, however, the new dwelling would still provide some open garden space.

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 materials considerations. It is considered that the development is acceptable and is therefore recommended for approval.

Recommendation Approve
Decision Authorisation - Delegated Powers
Application Number: 2021/91958
Officer Recommendation: Approve

Conditions and reasons

1. Approval of the details of appearance and landscaping of the site (hereinafter called the 'reserved matters') shall be obtained from the Local Planning Authority in writing before development is commenced.
Reason: No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to appearance and landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out in full accordance with the approved plans.
Reason: No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

3. Application for approval of any reserved matter shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
Reason: Pursuant to the requirements of Section 92 of the Town and Country Planning Act 1990.

4. The development hereby permitted shall be begun either before the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
Reason: Pursuant to the requirements of Section 92 of the Town and Country Planning Act 1990.

5. The layout of the dwelling hereby approved shall accord with the layout detailed on Dwg. No. 921/06/018 B.
Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan and the requirements in the Housebuilders Design Guide SPD and Highways Design Guide SPD and Policies in the National Planning Policy Framework.

6. Before the hereby approved dwelling is first brought into use, details of suitable bin storage, bin presentation points and access for collection of wastes from the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.
Reason: To ensure that appropriate waste facilities and an acceptable layout for the development are achieved and to accord with Policies LP21 and LP24

of the Kirklees Local Plan and the requirements in the Housebuilders Design Guide SPD and Highways Design Guide SPD and Policies in the National Planning Policy Framework.

6. The details submitted in respect of landscaping pursuant to Conditions 1 and 2 shall be accompanied by a scheme of details for the provision of ecological enhancement measures at the site outlined in red on the approved location plan. The details shall be provided for before the dwelling is first occupied and retained thereafter.
Reason: In the interests of enhancing the biodiversity value of the site, in accordance with Policy LP30 of the Kirklees Local Plan and the requirements in the Housebuilders Design Guide SPD and Chapter 15 of the National Planning Policy Framework.

7. The details submitted in respect of appearance pursuant to Conditions 1 and 2, shall be submitted with specific details of the dwelling's external facing and roofing materials. The dwelling shall be constructed from these materials, which shall thereafter be retained.
Reason: To ensure that the new dwelling is sympathetic to the surrounding built form, in accordance with Policy LP24 of the Kirklees Local Plan and the requirements in the Housebuilders Design Guide SPD and Policies in the National Planning Policy Framework.

8. The details submitted in respect of landscaping pursuant to Conditions 1 and 2, shall be submitted with specific details of the boundary treatment between the application site and The Cherries.
Reason: To protect the privacy of the neighbouring residents and future occupants in accordance with Policy LP24 of the Kirklees Local Plan and the requirements in the Housebuilders Design Guide SPD and Policies in the National Planning Policy Framework.

9. The development shall not be brought into use until all areas to be hard surfaced for access and parking have been and 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. These areas shall be so retained, free of obstructions and available for access and parking.
Reason: In the interests of visual amenity, highway safety and to mitigate flood risk. To accord with Policies LP21, LP22, LP24 and LP28 of the Kirklees Local Plan and Housebuilders Design Guide SPD and Policies in the National Planning Policy Framework.

10. Prior to occupation of the dwelling, an electric vehicle recharging point shall be installed within the parking area. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps. The electric vehicle charging point so installed shall thereafter be retained.
Reason: In the interest of sustainable transport to promote ultra-low emission vehicles and to accord with Policy LP24 of the Kirklees Local Plan, guidance

in the National Planning Policy Framework and the West Yorkshire Low Emissions Strategy.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (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 the reserved matters application) shall be created at ground floor within the southern facing side elevation of the dwelling hereby approved.
Reason: So as not to detract from the amenities of neighbouring properties by reason of loss of privacy and to accord with Policy LP24 of the Kirklees Local Plan, the Housebuilders Design Guide SPD and the aims of the National Planning Policy Framework.

NOTE - Noisy construction related activities shall not take place outside the hours of: 07.30 to 18.30 hours Mondays to Fridays 08.00 to 13.00hours Saturdays With no noisy activities on Sundays or Public Holidays Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists, or is likely to occur or recur. Failure to comply with a notices served using the above mentioned legislation.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

NOTE: Electric Vehicle Charging Points
• A Standard electric vehicle charging point is one which is capable of providing a continuous supply of at least 16A (3.5kW). A 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: Please note that the granting of planning permission does not overrule private legal rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works as construction and maintenance or parking of vehicles may involve access to land outside your ownership or subject to private rights of way.

Plans and specifications schedule:

Plan Type	**Reference**	**Version**	**Date Received**
Location plan	921/01	-	4th June 2021
Indicative elevations plans	921/06/02	-	4th June 2021
Site plan	921/06/01	B	4th June 2021
Swept path analysis	-	-	4th June 2021
Design and access statement	921	-	4th June 2021

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 Planning 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. In this instance, officers entered into discussions with the agent regarding Certificate B and therefore this was updated to reflect the dwellings in which have been served notice upon. An updated application form was received on the 2nd November 2021.

Dated 2nd February 2022