

## The Planning Inspectorate

### QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference	APP/Z4718/D/21/3280768
Appeal By	MR K RYALL
Site Address	3 Two Gates, Holme Lane Slaithwaite Huddersfield HD7 3UG

#### PART 1

- |  |     |                                     |    |                                     |
|--|-----|-------------------------------------|----|-------------------------------------|
| 1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS. | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 3. Can the Inspector see the relevant parts of the appeal site from public land?   | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:  |     |                                     |    |                                     |
| 4.a. the appeal site or property to judge the appeal proposal?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 4.b. a neighbour's land or property to judge the appeal proposal?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?                            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 6.a. Is the site within a Conservation area?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 6.b. Is the site adjacent to a Conservation Area?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 6.c. Is the site within a green belt?  | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 6.d. Is the site in an Area of Outstanding Natural Beauty?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 7.b. Would the proposed development affect the setting of a listed building?   | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.   |     |                                     |    |                                     |
| <input checked="" type="checkbox"/> see 'Questionnaire Documents' section  |     |                                     |    |                                     |
| 8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?  | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |

If yes, please send a copy of the site notice and the required local advertisement.

see 'Questionnaire Documents' section

9. Is any part of the site subject to a Tree Preservation Order?

Yes

No



## PART 2

### Environmental Impact Assessment - Schedule 2

10.a.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?

Yes

No



### Screening

10.c.i. Have you issued a Screening Opinion (SO)?

Yes

No



### Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement?

Yes

No



### Publicity

10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file.

Applies

N/A



11.a. the development hereby permitted shall begin not later than three years from the date of this decision.

Yes

No



11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Yes

No



11.c. the development hereby permitted shall be carried out in accordance with the approved plans.

Yes

No



11.d. any other conditions you regard as necessary?

Yes

No



## PART 3

12.a.i. All the plans submitted with the application;

see 'Questionnaire Documents' section



12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided;

see 'Questionnaire Documents' section



12.b.i. A copy of the letter/site notice with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent if applicable;

see 'Questionnaire Documents' section



see 'Questionnaire Documents' section

12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;

see 'Questionnaire Documents' section



12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent;



see 'Questionnaire Documents' section

see 'Questionnaire Documents' section

12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes;



see 'Questionnaire Documents' section

12.e. Design and Access Statement (if submitted);



see 'Questionnaire Documents' section

12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);



see 'Questionnaire Documents' section

see 'Questionnaire Documents' section

12.g. Extracts from relevant policies which have been saved by way of a direction;



12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached;



see 'Questionnaire Documents' section

12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate ), including a list of relevant documents taken into account when considering the application.



see 'Questionnaire Documents' section

12.j. If any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;



12.k. If any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;



12.l. Your Authority's CIL charging schedule is being/has been examined;



12.m. Your Authority's CIL charging schedule has been adopted.



**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

#### LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.



LPA's reference

2021/91972

Completed by

Laura Yeadon

On behalf of

Kirklees Metropolitan Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning

Inspectorate's usual contact for this type of appeal.

Name

Laura Yeadon

Phone no (including dialling code)

01484 221000

Email

laura.yeadon@kirklees.gov.uk

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

## QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/Z4718/D/21/3280768

Appeal By MR K RYALL

Site Address  
3 Two Gates, Holme Lane  
Slaithwaite  
Huddersfield  
HD7 3UG

### The documents listed below were uploaded with this form:

**Relates to Section:** PART 1  
**Document Description:** 7.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.  
**File name:** Listing description.docx

**Relates to Section:** PART 1  
**Document Description:** 8. A copy of the site notice and/or the required local advertisement.  
**File name:** Newspaper advert.pdf

**Relates to Section:** PART 3  
**Document Description:** 12.a.i. All the plans submitted with the application  
**File name:** Location plan.PDF  
**File name:** Block plan.PDF  
**File name:** Location plan 2.PDF  
**File name:** Heritage Statement.PDF  
**File name:** Proposed plans.PDF

**Relates to Section:** PART 3  
**Document Description:** 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided  
**File name:** Officer Report.PDF

**Relates to Section:** PART 3  
**Document Description:** 12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.  
**File name:** Neighbour letter - applicaiton .pdf  
**File name:** Site notice.docx

**Relates to Section:** PART 3  
**Document Description:** 12.b.i. A list of the addresses of the people who were notified of the householder planning application.  
**File name:** Neighbours notified.pdf

**Relates to Section:** PART 3  
**Document Description:** 12.b.ii. All representations received from interested parties about the application.  
**File name:** List of interested parties.pdf

**Relates to Section:** PART 3  
**Document Description:** 12.c. A copy of the letter with which you notified people about the appeal.  
**File name:** Neighbour appeal letter.pdf

<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.c. A list of the addresses of the people who were notified of the appeal.
<b>File name:</b>	Neighbours notified.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	Officer Report.PDF
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.e. Design and Access Statement (if submitted).
<b>File name:</b>	Heritage Statement.PDF
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	KLP cover sheet and introduction.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	Policy LP57.docx
<b>File name:</b>	Policy LP1.docx
<b>File name:</b>	Policy LP35.docx
<b>File name:</b>	Policy LP30.docx
<b>File name:</b>	Policy LP24.docx
<b>File name:</b>	Policy LP2.docx
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached.
<b>File name:</b>	SPD adoption.docx
<b>File name:</b>	Extensions & Alterations Supplementary Planning Document.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application.
<b>File name:</b>	Officer Report.PDF
<b>Completed by</b>	Not Set
<b>Date</b>	08/10/2021 14:57:12
<b>LPA</b>	Kirklees Metropolitan Council