

APPLICATION NO.	
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RECEIPT NO.	FEE RECEIVED
CARD	OTHER
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY (PLUS THE ORIGINAL)

PLANNING - PO Box B93, Civic Centre 3, Huddersfield, HD1 2JR **Tel:** 01484 414746 **E-mail :** [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk)

Application for Planning Permission.  
Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	101
Suffix	
Property name	
Address line 1	Allen Croft
Address line 2	Birkenshaw
Address line 3	
Town/city	Bradford
Postcode	BD11 2AB

Description of site location must be completed if postcode is not known:

Easting (x)	420454
Northing (y)	428404

Description

**2. Applicant Details**

Title	Mr
First name	CLIVE Roger
Surname	HARDY Tilbrook
Company name	<u>HAS ARCHITECTURAL</u>
Address line 1	101, Allen Croft
Address line 2	Birkenshaw
Address line 3	
Town/city	Bradford
Country	

## 2. Applicant Details

Postcode	BD11 2AB
Primary number	07443227172
Secondary number	
Fax number	
Email address	hardyclive39@yahoo.com

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	Mr
First name	clive
Surname	hardy
Company name	HAS Architectural Services Ltd
Address line 1	4 Swift Way
Address line 2	Sandal
Address line 3	
Town/city	WAKEFIELD
Country	
Postcode	WF2 6SQ
Primary number	07443227172
Secondary number	01924242116
Fax number	
Email	hardyclive39@yahoo.com

## 4. Site Area

What is the measurement of the site area?  
(numeric characters only).

700.50

Unit

Sq. metres

## 5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

Construction of two semi-detached two storey dwellings within existing site boundary. The existing site area of the property is 700.5 m<sup>2</sup>. The proposal is to divide the site into two. The first containing the existing dwelling and gardens. The second the lower part of the original garden where the construction of two

## 5. Description of the Proposal

semi-detached houses is proposed. The site containing the original dwelling is to be reduced to 363.5m<sup>2</sup> (3912.7 ft<sup>2</sup>) and the area that remains 337m<sup>2</sup> (3627.4 ft<sup>2</sup>) is for the new development. This new site area is to be divided in to two plots Plot A (161m<sup>2</sup>) and Plot B (176m<sup>2</sup>).

Has the work or change of use already started?

Yes  No

## 6. Existing Use

Please describe the current use of the site

The existing site (area 700m<sup>2</sup>) contains a single two storey stone built property of which 69.77m<sup>2</sup> is the building footprint. The remainder of the site contains a shed and landscaped garden with flowers shrubs & bushes.

Is the site currently vacant?

Yes  No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes  No

Land where contamination is suspected for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

## 7. Materials

Does the proposed development require any materials to be used externally?

Yes  No

**Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):**

Walls

Description of existing materials and finishes (optional):

Rough dressed local sandstone outer leaf.

Description of proposed materials and finishes:

Dressed stone or stone effect to match existing

Roof

Description of existing materials and finishes (optional):

Grey stone flags

Description of proposed materials and finishes:

Grey smooth concrete tiles

Windows

Description of existing materials and finishes (optional):

A mix of white timber sash and casement windows

Description of proposed materials and finishes:

White PVCu casement windows

Doors

Description of existing materials and finishes (optional):

Solid timber painted panelled doors

Description of proposed materials and finishes:

PVCu panelled doors with double glazed vision panels

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Low level random rubble drystone wall with some iron railings.

Description of proposed materials and finishes:

Two of four sides of boundary to be 1.8m high treated timber post and panel fencing for security. Stone wall to rear of site to remain

## 7. Materials

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	Black asphalt drive with concrete edging creating the provision of two car spaces per dwelling.

Lighting	
Description of existing materials and finishes (optional):	none
Description of proposed materials and finishes:	External security lighting to be provided to front and rear of property

Other Gutters and downpipes	
Description of existing materials and finishes (optional):	Black ogee PVCu gutters and downpipes
Description of proposed materials and finishes:	Black ogee PVCu gutters and downpipes

Are you supplying additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

HAS 20 205 200 EXISTING SITE LAYOUT  
 HAS 20 205 300 PROPOSED SITE LAYOUT  
 HAS 20 205 301 PROPOSED FLOOR PLANS  
 HAS 20 205 302 PROPOSED ELEVATIONS  
 HAS 20 205 600 SITE AND LOCATION PLANS  
 HAS 20 205 DESIGN AND ACCESS STATEMENT for 101 Allen Croft Birkenshaw Bradford BD11 2AB

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

HAS 20 205 300 PROPOSED SITE LAYOUT

## 9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	4	4

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes  No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes  No

Will the proposal increase the flood risk elsewhere?

Yes  No

**How will surface water be disposed of?**

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

## 12. Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

### 13. Foul Sewage

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

### 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

If Yes, please provide details:

Space provided to rear and side of property for household, recycling and garden waste bins

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

### 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

### 16. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.**

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

### 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes  No

### 18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes  No

### 19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

### 20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes  No

Is the proposal for a waste management development?

Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

### 21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

## 22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

## 24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 25. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)