KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

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

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	**2021/61/94109/E**
Site Address:	rear of, 2, Spencer Street, Skelmanthorpe, Huddersfield, HD8 9BE
Description:	Reserved matters application pursuant to outline permission 2021/90105 for erection of one detached dwelling
Recommending Officer:	Olivia Roberts

DECISION – APPROVAL OF RESERVED MATTERS

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 24-May-2022

Officer Report

Site Description

The application relates to a piece of land which is located to the rear of 2 Spencer Street in Skelmanthorpe. The site forms a separate parcel of land to the dwelling and has been used previously as a garden area. A disused outbuilding has previously been located to the front of the site, though it was noted at the time of site visit that this had been demolished. Land levels slope upwards gradually to the south east of the site. The site is bound by a brick boundary wall to the rear and western elevations, with a low-level boundary wall and planting to the east. There has previously been an area of dense hedging to the west of the site between the properties on Station Road, though this appears to have been in part removed. There is an existing access to the site which is taken to the north off Spencer Street.

The site is located within a residential area which comprises properties which are predominantly constructed from brick. The properties vary in terms of their design.

Description of Proposal

The application is seeking permission for the reserved matters of access, appearance, landscaping, layout and scale, pursuant to approved outline permission 2021/90105 for one detached dwelling. All matters were reserved at the outline stage.

The dwelling would be two-storeys in height and of a rectangular footprint, comprising a lounge and open plan kitchen/diner and family room at ground floor level with four bedrooms and a bathroom at first floor. The dwelling would be of a simple design with a bay window to the front elevation. A canopy roof would extend across the bay window and the full width of the dwelling. The external walls would be constructed from stone to the front elevation and brick to the side and rear. The dwelling would be designed with a gable roof that would be finished in roof tiles.

The dwelling would benefit from a driveway to its side elevation which would lead to a detached garage to the rear of the site. The garage would measure 3.2m by 6.2 and would be designed with a gable roof form. Garden areas would be located to the front and rear of the dwelling with a patio immediately to the rear elevation.

History of Negotiations/Amendments Received

The following amendments were requested during the course of the application:

- Confirmation of proposed walling materials to the dwelling
- Reduction in the size of the dwelling to reflect the size of the properties within the immediate vicinity
- Floor plans and elevations of the proposed garage
- Reduction in the submitted redline boundary to the reflect that of the outline permission

A number of amended plans have been submitted, with the latest amendments set out above. Whilst a further reduction to the scale of the dwelling was requested, this was not forthcoming. On further consideration, the scale of the dwelling as amended is considered acceptable in terms of its impact on visual and residential amenity. Due to the nature of the revisions made which reduced the overall scale of the development as well as the redline boundary and confirmed the dimensions of the garage shown on the submitted site plan, the amended plans have not been advertised in this case.

The conditions for the application have been agreed with the applicant's agent.

Relevant Planning History

2021/90105 – Outline application for one detached dwelling. Conditional Outline Permission.

Land to the rear of 12 Spencer Street –

2019/91080 – Outline application for erection of residential development and demolition of existing buildings. Conditional Outline Permission.

Representations

The application was advertised by neighbour letters which expired on 8th December 2021. As a result of the above publicity three representations have been received. The following concerns have been raised:

- Concern regarding access to the site, including for access for deliveries.
- Concern regarding parking around Skelmanthorpe and Spencer Street which would be worsened by the proposed dwelling.
- Over development of the site.

- Concern regarding loss of privacy and light to neighbouring properties.
- Loss of privacy due to the clearance of the site.
- Concern regarding impact to bat habitats.
- Loss of space between neighbouring houses.
- Size of dwelling is not in keeping with the neighbouring properties.

All comments have been carefully considered during the assessment of the application and officer comments regarding material planning considerations will be made in Section 6 of this report.

Denby Dale Parish Council comments: concern over access for service vehicles.

Consultation Responses

KC Highways Development Management (HDM) – No objections to the proposal subject to the inclusion of conditions.

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.

Kirklees Local Plan:

- LP 1 – Achieving sustainable development
- LP 2 – Place shaping
- LP 21 – Highways and access
- LP 22 – Parking
- LP 24 – Design
- LP 51 – Protection and improvement of local air quality
- LP 52 – Protection and improvement of environment quality
- LP 53 – Contaminated and unstable land

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, and 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 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Supplementary Planning Documents:

Kirklees Council has adopted (as of 29th June 2021) supplementary planning documents for guidance on house building, house extensions and open space, to be used alongside existing SPDs previously adopted. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the street scene and wider area. As such, it is anticipated that these SPDs will assist with ensuring enhanced consistency in both approach and outcomes relating to development. In this case the following SPDs are applicable:

- Highways Design Guide
- Housebuilders Design Guide

Assessment

<u>1 – Principle of development:</u>

The principle of developing the site for residential development has been previously established by outline application 2021/90105. All matters were reserved at the outline stage. Since the grant of outline permission, the Kirklees Housebuilders Design Guide SPD has been adopted. This reserved matters application will consider the access, appearance, landscaping, layout and scale of the development against the current local and national policy frameworks and supporting planning documents.

2 – Impact on visual amenity:

Policy LP24 of the Kirklees Local Plan (KLP) states that 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, heritage assets and landscape.

The Housebuilders Design Guide provides guidance relating to the design of new dwellings. Principle 13 seeks to ensure that consideration is given to the use of locally prevalent materials and finishes which reflect the locality. Principle 14 relates to the design of windows and doors whilst Principle 15 relates to the design of the roofline and roof pitch. Principle 12, whilst relating to parking, provides guidance with regards to reducing the visual impact that the provision of parking can have on the street scene.

Principle 5 of the Housebuilders Design Guide relates to site layout and how properties should be aligned to form a coherent building line. In this case, the application relates to a single dwelling. Whilst the dwelling would not extend from an existing building line, it is noted that the principle of development has been established by the outline permission. In this case, the layout of the site and the orientation of the dwelling in relation to the neighbouring properties is considered to be acceptable.

The surrounding area is characterised by two-storey properties which are a mix of detached, semi-detached and terraced. The properties are predominantly brick built with stone frontages and the design of properties varies within the street scene. The proposed dwelling would be two-storeys in height which is considered to be in keeping with the neighbouring properties. The dwelling would be of a relatively simple design with the addition of a canopy roof form to the front elevation at ground floor level. The use of materials, height and overall design of the dwelling is considered to respect the character of the townscape. Whilst the canopy roof form and bay window is not a common feature on the properties within the street scene, a number of the properties along Spencer Street have been extended to the front, and such the design of the dwelling is considered acceptable.

With regards to the materials, these would be natural stone to the front elevation and brick to the sides and rear. The applicant's agent has previously advised that the roof tiles would be Marley Modern concrete tiles. Whilst the use of stone and brick to the external walls is considered to be in keeping with the dwellings within the vicinity, the roofing materials of the neighbouring properties is predominantly slate. To ensure that the dwelling is in keeping the properties within the surrounding area, it is considered appropriate to secure the use of stone, brick and artificial slate by condition.

The submitted plans indicate that landscaping would comprise patios surrounding the dwelling, a driveway to the west and grassed areas to the front and rear. The site plan shows that a tree along the western elevation of the access would be retained. No detailed landscaping proposal, such as plant/shrub species have been provided, although the site plan does show the location of garden areas within the site. These details are considered sufficient when considering the nature of the development, the context of the site and its surroundings.

A detached garage would be located to the rear of the site. The outbuilding would have the appearance typical of a single, detached garage. It would be set back within the site, reducing its prominence from the access road as well as Spencer Lane. The design and scale of the garage is considered acceptable from a visual amenity perspective. Whilst the parking spaces would be visible to the front of the dwelling, it is considered that it would not be possible to provide parking elsewhere within the site. The spaces would be provided in tandem, allowing for a garden area to the front and dwelling. The location of the dwelling also means that the visibility of the parking from Spencer Street and the wider area would be limited.

For the reasons set out above, matters of access, appearance, scale, layout and landscaping are considered acceptable from a visual amenity perspective. For the reasons set out above, the impact of the development on residential amenity is considered acceptable. This is in accordance with Policy LP24 of the KLP, Principles of the Housebuilders Design Guide and the aims of the NPPF.

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

Policy LP24 of the KLP seeks to ensure that proposals ensure a good standard of amenity for future and neighbouring occupiers. Chapter 12 of the NPPF echoes this.

Impact on 2-4 Spencer Street

The applicant's agent has submitted a site plan demonstrating the relationship between the proposed dwelling and existing properties on Spencer Street. The plan shows that a distance of 21m would be retained between the front elevation of the new dwelling and the rear of 2 Spencer Street. Whilst the dwelling would be located due south, it is considered that the distance

retained, along with the design and scale of the dwelling, would be sufficient to prevent any overbearing or overshadowing to the rear elevation of the dwelling that would be harmful to the amenity of the occupiers. The dwellings would be separated by the access which runs to the rear of Spencer Street which is considered sufficient to prevent any detrimental impact to the property's rear amenity space. The 21m distance between the front elevation of the dwelling and the rear of 2 Spencer Street, is considered sufficient to prevent harmful overlooking between the two properties. It is noted that there is a brick wall to the rear of 2 Spencer Street which would prevent overlooking towards its rear amenity space that would be harmful to the amenity of the occupiers. Whilst the first floor level openings would hold an elevated position, it is noted that a similar relationship is established with the rear amenity space of the property and the dwellings on Station Road. When taking this into account, along with the setback position of the dwelling in relation to the property's rear boundary, the impact in terms of privacy and overlooking is considered acceptable.

The proposed garage would be located to the rear of the site and to the side of 2 Spencer Street. As such, it is considered that it would not impact on the amenity of the occupiers of the property by way of overbearing, overshadowing or overlooking.

Whilst there would be some overlooking towards the rear amenity space of 4 Spencer Street, this would be at an oblique angle is considered not to be detrimental to the amenity of the occupiers of the property.

Impact on Land to the East of the Site

The land to the east of the site comprises a detached garage and appears to be under the same parcel of land at 4 Spencer Street. The dwelling would be located due west of the land and as such would have some overshadowing impact in the afternoon. When taking this into consideration, along with the size of the land which extends beyond the rear of the proposed dwelling, it is considered that any overshadowing impact would not be detrimental to the existing or future users of the land. The dwelling would be set in slightly from the shared boundary and whilst there would be the potential for some overbearing impact, this is considered not to be to a level that would warrant refusal of the application. The placement of the existing garage at the site to the side of the dwelling would reduce the potential for overbearing to some extent. A first floor level opening is proposed to the side of the dwelling. This would serve a bathroom and is therefore considered not to allow for harmful overlooking. To prevent harmful overlooking towards the land, it is considered appropriate to condition that no further openings shall be installed in the side of the dwelling at ground floor level. Future first floor level openings in the side

elevation would be restricted by the limitations of the General Permitted Development Order.

The proposed garage would be located to west of the site and it is considered that sufficient distance would be retained to prevent it from having a harmful an overbearing or overshadowing impact.

Impact on the Properties of Station Road

The proposed dwelling would be located to the rear of the properties on Station Road, located at a slightly higher land level. The submitted block plan shows that approximately 14 metres would be retained between the rear most elevation of the dwellings immediately adjacent to the site and the side elevation of the proposed dwelling. The submitted site plan shows that dwelling would be located towards the east of the site with parking between the dwelling and shared boundary. The distance retained, and set in nature from the shared boundary, is considered sufficient to prevent overbearing to a level that would be harmful to amenity of the occupiers of the properties. Whilst there would be some overshadowing to these properties, this would be limited to early morning hours due to the location of the dwelling due east. When taking this into consideration, along with the distance retained, it is considered that this impact would not be sufficient to warrant refusal of the application in this case. The impact on the amenity of the properties on Station Road immediately adjacent to the site is considered to be reduced to an extent by the location of a detached garage within the curtilage of 34 Station Road, as well as the fact that the new dwelling would be positioned between numbers 34 and 36.

Principle 6 of the Housebuilders Design Guide SPD sets out how for two-storey dwellings, 12m should be retained between windows of habitable rooms that face onto windows of non-habitable rooms. In this case 14m would be retained and it is noted that the openings to the side of the dwelling would serve a WC at ground floor and landing at first floor. The use of the openings is considered sufficient to prevent harmful overlooking. In the interest of residential amenity, it is considered appropriate to remove permitted development rights for the installation of openings to the side of the dwelling and ground floor level. Future first floor level openings in the side elevation would be restricted by the limitations of the General Permitted Development Order. To ensure that there would be no harmful overlooking for the amenity space of the dwelling towards the garden areas of the properties, further details of the proposed boundary treatment are required. This will be secured by condition.

The proposed garage would be located along the boundary shared with 38 & 40 Station Road. It is noted that there is a relatively high, brick boundary wall that would screen the bulk of the garage from the neighbouring properties. The additional height of the garage above the boundary wall, given its single storey nature and position due east, is considered not to have an overbearing or overshadowing impact to a level that would be harmful to the amenity of the occupiers of the properties. The impact of the garage would be lessened by the location of a garage to the rear of 40 Station Road.

Impact on Land to Rear

The land to the rear of the application site appears to be under the same ownership as 30 Station Road. The land is grassed and contains a detached outbuilding. The proposed dwelling would be located due north of the land and as such, it is considered that there would be no significant overshadowing impact or loss of light. The dwelling would be set in from the boundary by approximately 7m. Whilst there is an existing boundary wall to the rear of the property, to prevent harmful overlooking from the ground floor openings and rear amenity space, full details regarding the proposed boundary treatment are necessary and will be secured by condition. Whilst the first floor openings would hold an elevated position, the dwelling would be set in from the shared boundary and it is noted that a similar relationship between the land and first floor level openings to the neighbouring properties is already established. As such, it is considered that the potential for any overlooking would not be sufficient to warrant refusal of the application in this case.

The garage would be located to the rear of the site against an existing garage to the rear of the site. As such, this is considered to prevent overbearing and overshadowing.

Impact on Future Occupiers of the Dwelling

The application has been considered against the Government's technical guidance for space standards within a dwelling. The dwelling, based on the submitted floor plan, would provide 4 bedrooms, accommodating up to 6 people. The internal floor area of 112 metres squared would exceed the 106 metres squared which is set out within the guidance for a two storey dwelling. It is considered that each of the habitable rooms would benefit from a sufficient amount of nature light. Garden areas are proposed to the front and rear of the dwelling which are considered to provide a sufficient level of outdoor amenity space for future occupiers, in accordance with Principle 17 of the Housebuilders Design Guide SPD.

For the reasons set out above, the impact of the development on residential amenity is considered acceptable. This is in accordance with Policy LP24 of the KLP, Principles of the Housebuilders Design Guide and the aims of the NPPF.

4 – Impact on highway safety:

The proposal is for the erection of a detached, four-bedroom dwelling. The dwelling would be located towards the east of the site with a driveway to the west. A detached garage would be located to the rear of the driveway which is of a sufficient size to accommodate a vehicle. The Highways Design Guide sets out how dwellings with four or more bedrooms should provide three off-street parking spaces. In addition to the garage, two additional spaces would be provided on the driveway to the front of the garage. As such, the parking provision at the site is considered to be acceptable. The Highways Development Management (HDM) officer has commented that there is ample turning space to the front of the site for vehicles to be able to exit the site onto Spencer Street from the existing access to the north or the second access to the east. At the outline stage, a location for bin storage was shown on the submitted plans and this has been commented on with the Highway DM officers response. No further details have however been provided as part of the this application. To ensure that adequate provision is made for the storage and collection of waste at the site, a condition will be imposed requiring these details to be submitted before work commences on the superstructure of the dwelling.

Subject to the inclusion of the abovementioned condition, the proposal is considered to apply with Policies LP21 and LP22 as well as Principles 12 and 19 of the Housebuilders Design Guide SPD.

5 – Representations:

Three representations have been received as a result of the publicity period. A response to each of the concerns raised follows:

- Concern regarding access to the site, including for access for deliveries.
- Concern regarding parking around Skelmanthorpe and Spencer Street which would be worsened by the proposed dwelling.

Response: The comments regarding access and parking have been considered within the impact on highway safety section of this report. The dwelling would be served by three parking spaces that would be provided within the site and is therefore considered not to impact on on-street parking

in the area. Discussions have been held between the case officer and Highways DM officer and no concern has been raised regarding access for emergency vehicles or deliveries.

- Concern regarding loss of privacy and light to neighbouring properties.
- Loss of privacy due to the clearance of the site.

Response: The impact of the dwelling on the neighbouring properties has been addressed within this report and is considered to be acceptable. A condition will be imposed requiring full details of boundary treatments to be submitted and approved in writing by the Local Planning Authority in the interest of the privacy of the occupiers of the neighbouring properties and preventing the insertion of new openings to the side elevations at ground floor level. New first floor level openings in the side elevation would be restricted by the limitations of the General Permitted Development Order.

- Over development of the site.
- Loss of space between neighbouring houses.
- Size of dwelling is not in keeping with the neighbouring properties.

Response: The impact of the dwelling on the visual amenity of the street scene and wider area has been addressed within this report and is considered to be acceptable. It is noted that a reduction to the scale of the dwelling has been made during the course of the application.

- Concern regarding impact to bat habitats.

Response: The Council's Ecology officer was consulted as part of the outline and no objection to the development of the site from an ecology perspective was raised. A condition was attached to the decision notice at the outline stage which requires a bat roosting feature to be installed integral to the southern wall of the building.

Denby Dale Parish Council comments: concern over access for service vehicles.

Response: The application is a reserved matters application pursuant to the grant of outline permission under application reference 2021/94094. The Parish Council were consulted as part of the previous application and whilst no objections were made, concerns were raised around parking and objections from the neighbours were noted. The Highways Development Management officer has been consulted regarding access for emergency vehicles and it is considered that this could be achieved in accordance with

the details and requirements set out with the Kirklees Highways Design Guide and Manual for Streets.

6. 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.

As set out above, this outline 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 it is, therefore, recommended for approval.

Recommendation: **Approve**

Decision Authorisation - Delegated Powers

Application Number: 2021/94109

Officer Recommendation: Approve

Conditions and Reasons

1. 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 section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP22, LP24, LP30 and LP51 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide Supplementary Planning Document and the aims of the National Planning Policy Framework.

3. This Reserved Matters approval relates to development for which outline permission was granted under application reference 2021/90105 dated 21-May-2021. The development shall be carried out in strict accordance with the conditions set out in the outline planning permission, except as modified by this permission.
Reason: For the avoidance of doubt and to ensure that development complies with the requirements and conditions of the outline permission and the approval of reserved matters.

4. The external walls and roofing materials of the dwelling hereby approved shall be coursed natural stone to the front elevation and Yorkshire blend brick to the sides and rear with artificial slate for the roof.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide and the aims of Chapter 12 of the National Planning Policy Framework.

5. Notwithstanding the submitted plans and information, before development commences on the superstructure of the dwelling hereby approved, full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details before the dwelling is first brought into use and thereafter retained. **Reason**: In the interests of visual amenity and residential amenity, in accordance with Policy LP24 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide Supplementary Planning Document and Chapters 12 and 13 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 doors, windows or any other openings (apart from any expressly allowed by this permission) shall be created at ground floor level in the side elevations of the dwelling hereby approved.
Reason: So as not to detract from the amenities of adjacent property by reason of loss of privacy and to accord with Policy LP24 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide Supplementary Planning Document and the aims of the National Planning Policy Framework.

7. Notwithstanding the provisions of section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order with or without modification) no buildings or extensions shall be erected in the area of land outlined in red on the approved plans.
Reason: To avoid an overdevelopment of the site and in the interest of residential amenity, to accord with Policy LP24 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide and the aims of the National Planning Policy Framework.

8. Before development commences on the superstructure of the new dwelling, details of storage and access for collection of wastes from the premises 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: In the interest of highway safety, to accord with Policies LP21 and LP22 of the Kirklees Local Plan, Principles 12 and 19 of Housebuilders Design Guide Supplementary Planning Document.

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.

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 13.00hours, 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 the works may be carried out.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	2359-OS	A	16/05/2022
Proposed Plans & Elevations	2359-1	G	16/05/2022
Proposed Site Plan	2359-2	-	26/10/2022
Proposed Garage Plans	2359-3	-	16/05/2022
Brick Sample	-	-	12/01/2022
Brick Sample	-	-	12/01/2022

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. Negotiations were held with the applicant's agent to achieve a scheme with an acceptable impact on visual and residential amenity. The decision is made on the amended plans and conditions listed.

Report Dated: 23/05/2022