Planning and Development Service
Economy and Infrastructure
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

Enquiries to: Victor Grayson

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Date: 15-Feb-2022
Our Ref: 2021/94517

James Parker
Parker Peel Architectural
11 Holmfield Lane
Wakefield
WF2 7AD

Dear Sir/Madam

Town and Country Planning Act 1990

Non-material amendment to previous permission 2019/91657 for erection of 30 dwellings

Land at Station Road, Skelmanthorpe, Huddersfield, HD8 9BA

Application Number: 2021/94517

Thank you for your application dated 01/12/2021 for a non-material amendment (hereafter referred to as "amendments") to the above scheme.

The proposed amendments are as follows (NB – not all the proposed amendments are described in the submitted "House Type NMA Amendment Report" document, therefore the following list should be referred to):

- Units 1 to 6 (A-type units):
  - Additional window added to front elevation.
  - Window and door on rear elevation replaced with glazed double doors.
  - Parapet walls and kneelers removed.
  - Removal of the footpath between units 4 and 5 with the two terrace blocks joining to form a single line of terraces unit fronting Station Road.
- Unit 7 (A1-type unit):
  - Additional window added to front elevation.
  - Window and door on rear elevation replaced with glazed double doors.
  - Parapet walls and kneelers removed.
- Units 8 to 11 (C2-type units):

  - Bay window removed from the front and replaced with a double window.
  - Internal arrangement amendments.
  - Double doors and window on rear elevation replaced with a bi-fold door.
  - Parapet walls removed.
  - Central mullion to bedroom 2 (rear elevation) removed.
- Unit 12 (C1-type unit):
  - Bay window removed from the rear and replaced with a bi-fold door.
- Units 13 to 15 (B-type units):
  - Double doors and double window to the rear elevation replaced with a central double door with two side windows.
  - Internal arrangement amendments.
  - Parapet walls and kneelers removed.
  - Central mullions to rear window of master bedroom removed.
- Units 16 to 18 (C-type units):
  - Replacement of the approved C-types with three C2-types (as proposed for plots 8 to 11) with “a slight internal arrangement change” to the ground floor (NB – the footprint of the proposed C2 units is smaller than the previously-approved C-types, and the proposed C2-types are a 2.5-storey house type while the C-type is a 2-storey unit).
  - Parapet walls and kneelers removed.
- Units 19 to 22 (F-type units):
  - Bi-folding doors and single window to the rear elevation replaced with a larger bi-folding door.
  - Internal arrangement amendments.
  - Garage door moved forward within recess (NB – this does not reduce the number of parking spaces of the plot).
  - Central mullion to rear window of master bedroom removed.
- Unit 23 (M-type unit):
  - Amendments made to reduce the unit depth (from 17696mm to 16096mm) and “some minor internal amendments “made as a result of discussions prior to planning committee”.
  - Central mullions removed from windows to rear elevation. These include lounge, dining room, kitchen, bedroom 3, bedroom 2 and family room.
  - Bi-folding doors to the rear elevation reduced and a single window introduced.
  - 4-pane window to lounge replaced with double doors.
  - Parapet walls and kneelers removed.
- Unit 24 (L-type unit):
  - Amendments “made in line with planning / tree officer comments prior to the planning committee meeting in August 2020”. Condition 14 of permission ref: 2019/91657 is relevant here – that condition requires units 23 and 24 to be moved to avoid impacts to trees, and on 29/09/2021) in response to a consultation on Discharge of Conditions application ref: 2021/93270) KC Trees advised that these dwellings had indeed been moved far enough away from the protected trees.
  - Parapet walls and kneelers removed.
- Unit 26 (N-type unit):

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  - Overall footprint dimensions would be reduced to 11015mm x 9778mm (the corresponding dimensions on the approved drawings were 10671mm x 9735mm), and the 2-storey rear projection would be widened.
  - Bi-folding doors added to the rear projection and double doors added to the narrower part of the rear elevation (replacing the approved arrangement of doors and windows).
  - First floor rear window moved.
  - Four windows in side elevation (facing southeast), where only one landing window was previously approved.
  - Parapet walls and kneelers removed.
- Unit 27 (H-type unit):
  - House type handed and garage separated from plot 26 garage.
  - Parapet walls and kneeler removed.

- For most units, you have submitted elevations showing locations of meters, burglar alarm boxes, vents and external light fittings. For other units, these details will need to be submitted pursuant to condition 28 of permission ref: 2019/91657.

- Bradstone Old Quarried Stone Roofing proposed for all roofs instead of the previously-proposed natural stone. The specific product (i.e., “light weathered buff” or “lichen green”) can be confirmed under the current Discharge of Conditions application ref: 2021/93270.

The proposed amendments are illustrated and explained in the following drawings / documents:

- House Type NMA Amendment Report (Parker Peel Architectural, 1902-RE-02, November 2021)
- House Type NMA Booklet (Parker Peel Architectural, 1902-HT-02, November 2021)
- Bradstone Old Quarried Stone Roofing product catalogue (Aggregate Industries)
- Materials descriptions document (Yorkshire Country Properties, 11/11/2021)
- Images of Bradstone roofing product

I confirm that the amendments are acceptable and may be considered as a non-material amendment to the approved drawings. It should be noted that this letter relates only to the non-material amendment sought and it is not a re-issue of the original planning permission. The two documents should be read together and as such, all conditions imposed on the original granting of planning permission apply to the proposal as now amended. A copy of this letter and the amended plans will be retained on the public record of approved documents.

I would draw your attention to the need to deal with the Building Surveyor to ensure that the proposal, as amended, still complies with the Building Regulations.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your

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comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Victor Grayson

Development Management Masterplanner, Majors and Minerals Team
for Mathias Franklin
Head of Planning and Development