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:	**2022/62/92550/W**
Site Address:	19, Broad Lane, Upperthong, Holmfirth, HD9 3JS
Description:	Erection of rear extension and alterations to integral garage to extend living accomodation with new front entrance
Recommending Officer:	Lucy Taylor

DECISION – CONDITIONAL FULL PERMISSION

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.

John Holmes

AUTHORISED OFFICER

Date: 28-Sep-2022

Officer Report.

Reference: 2022/92550

Location: 19, Broad Lane, Upperthong, Holmfirth, HD9 3JS

Proposal: Erection of rear extension and alterations to integral garage to extend living accommodation with new front entrance

Site Description.

19 Broad Lane is a single storey detached property located in Upperthong, Holmfirth. The property is constructed from brickwork and render and has a gable roofing style infilled with concrete tiles. The property currently benefits from an integral garage to the southern side elevation, also faced in brick and topped with a flat roof. In addition, to the rear is a large area of garden amenity space, bounded to each elevation with boundary treatments including fencing and dense shrubbery. On-site parking is also available to the front elevation of the property, in the form of surfaced driveway amenity space.

Land levels slope downwards from north to south such that there is a lower amenity space ground level to the rear of the dwelling than at the front. As a result a small store is in place to the rear at a lower ground floor level.

The property is located within a residential area where there is an established sense of similarity within the streetscene. This is because the properties along Broad Lane share a sense of similarity in their style and design of construction, especially with regard to the single-storey nature of the majority of the properties.

The application site is not specifically Allocated in the Kirklees Local Plan.

Description of Proposal.

Planning permission is sought for the erection of a rear extension, alterations to integral garage to extend living accommodation and a new front entrance.

The footprint of the existing garage and its external walls will predominantly remain the same, with a slightly higher flat roof proposed to be erected over the garage, to line through with the roof over the proposed rear extension. This will take the maximum height of the garage to 2.8 metres. With regard to fenestration, a garage door will be retained to the front elevation.

The raised flat roof to be erected above the garage will span across the new front entrance, creating a covered porch. The proposed porch will have a projection of 1.5 metres, a width of 3 metres and a height of 2.8 metres. The external walls of the porch will be infilled with brickwork, to replicate the existing porch. With regard to fenestration, one regular access door is proposed to the front elevation.

The proposed rear extension will be constructed in place of an existing conservatory. The extension will project 4.8 metres from the rear elevation of the garage and 3 metres from the rear elevation of the dwellinghouse. It will have a width of 3.2 metres and a height of 2.8 metres. The external walls of the rear extension will be constructed to have a render finish on blockwork (texture and colour to match existing). Fenestration detailing is proposed in the form of two regular windows and two glazed access doors.

The lower floor of the rear extension will function as a workshop and above, the extension will function as a sun lounge.

History of Negotiations.

No negotiations have taken place and no amended plans have been sought or submitted.

Relevant Planning History.

- **2020/91678** – Certificate of Proposed Lawfulness for erection of single storey rear extension. *Certificate of Lawful Operations Granted 2020.*
- **2021/92941** – Erection of rear extension and alterations to integral garage to extend living accommodation with new front entrance. *Conditional Full Permission Granted 2021.*

Representations.

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters, which expired on 22 September 2022 – no representations were received.

Consultation Responses.

Holme Valley Parish Council – no response received.

Policy/Legislation.

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 application site is within the Strategic Green Infrastructure Network as identified within the Kirklees Local Plan and also falls within the Holme Valley Neighbourhood Development Plan area.

The site also falls within an area identified to have a known presence of bats. The site is also within an area identified by the Coal Authority as being at low risk of ground movement as a result of former mining activity.

Kirklees Local Plan:

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP24 – Design
- LP31 – Strategic Infrastructure Network
- LP51 – Protection and improvement of local air quality

Supplementary Planning Documents:

Highways Design Guide SPD (2019)

House Extensions and Alterations SPD:

The Kirklees House Extension and Alterations SPD, adopted on 29 June 2021, has been prepared to help householders, developers, agents and architects who are planning and designing an extension or alterations (householder development) to an existing residential property, including conservatories and outbuildings, such as garages. It provides detailed guidance regarding the standard of development that will help achieve a well-designed house extension or alteration required by the Council.

Holme Valley Neighbourhood Development Plan:

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan.

The site falls within Local Characteristic Area 4 – River Holme Settled Valley Floor.

The policies from the Holme Valley Neighbourhood Development Plan that are relevant to this application are:

- **Policy 1** – Protecting and Enhancing the Landscape Character of the Holme Valley
- **Policy 2** – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design
- **Policy 12** – Promoting Sustainability
- **Policy 13** – Protecting Wildlife and Securing Biodiversity Net Gain

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, together with Circulars, Parliamentary 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 4 – Decision-making
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment.

The following matters that will be considered as part of the assessment of the proposal are set below. These considerations will be looked at in detail individually:

1) Principle of Development
2) Impact on Visual Amenity
3) Impact on Residential Amenity
4) Impact on Highway Safety
5) Other Matters
6) Representations
7) Conclusion

1. Principle of Development

Chapter 2 of the NPPF states that: *"Planning policies and decisions should play an active role in guiding development towards sustainable solutions…"*

Chapter 2 of the NPPF goes onto further state that objectives should: *"support strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment…"*

In line with the NPPF, Policy LP1 of the Kirklees Local Plan (KLP) declares that: *"…the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF."*

Policy LP1 goes further and states: *"The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area."*

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that *"good design should be at the core of all proposals in the district".*

In this instance, it can be stated that the principle of development in this application could be acceptable, subject to the assessment of impacts on visual and residential amenity, as well as highway safety and any other impacts that may arise. These will be discussed below.

2. Impact on Visual Amenity

The NPPF offers guidance relating to design in chapter 12 (achieving well designed places) whereby paragraph 126 provides a principal consideration concerning design which states: *"The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*

Paragraph 130 of the NPPF is of relevance, in particular the following parts:-
- *'b) Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping'*
- *'c) Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change'*

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:
- *'a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape…'*
- *'c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details...'*

Developments that are considered to conform appropriately with Local Plan Policy LP24 and the design requirements as set out above, are considered to also conform with Policy 2 of the Home Valley Neighbourhood Plan –

Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design.

Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality.

The Council's House Extensions and Alterations SPD states that two-storey rear extensions should:

- be proportionate to the size of the original house and garden;
- not normally exceed 50% of the total area around the original house (including previous extensions and outbuildings);
- not project out more than 3 metres where the extension is within 1.5 metres of the boundary;
- be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metres; and
- not adversely affect habitable room windows where they adjoin a neighbour's boundary.

The proposed extension to 19 Broad Lane is considered to appropriately comply with the key design criterion of the SPD as set out above. The proposed rear extension is considered to abide by the following:

- The rear extension is considered to be proportionate to the size of the original house and garden.
- The rear extension does not exceed 50% of the total area around the original house (nor will it in conjunction with the other proposed developments – conversion of garage and new entrance).
- The extension is not within 1.5 metres of the property boundary.
- The extension will not adjoin a neighbour's boundary.

The Council's House Extensions and Alterations SPD further states that front extensions will not be permitted unless:

- the house is well set back from the pavement or is well-screened;
- the extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area;
- the materials and design match the existing features of the original house; and
- the extension would not unreasonably affect the neighbouring properties.

The proposed new porch entrance to 19 Broad Lane is considered to appropriately comply with the key design criterion of the SPD as set out above.

Policy 1 of the Holme Valley Neighbourhood Plan HVNP sets out that development proposals should demonstrate how they have been informed by

the key characteristics of the Local Character Assessment (LCA), in this case Local Characteristic Area 4 - River Holme Settled Valley Floor.

The key built characteristics of LCA 4 are:

- Mill buildings, chimneys and ponds, including Ribbleden Mill with its chimney, associated mill worker houses and ashlar fronted villas link the area to its industrial and commercial heritage and are a legacy of the area's former textile industry.
- Terraced cottages and distinctive over and under dwellings feature on the steep hillsides with steep ginnels, often with stone setts and narrow roads.
- Narrow winding streets with stepped passageways, stone troughs and setts characterise the sloping hillsides above Holmfirth town centre.
- Small tight knit settlements on the upper slopes are characterised by their former agricultural and domestic textile heritage.
- There are mixed areas of historic and more recent residential and commercial developments.

Policy 2 of the HVNP states that new development should protect and enhance local built character and distinctiveness, strengthen the local sense of place by respecting the existing grain of development in the surrounding area, use local materials and detailing which adds to the quality or character of existing buildings in the locality and their setting.

The proposed conversion of the garage and the replacement front entrance are not considered to have a significant impact given the minor increase to the existing ground footprint of the original dwelling, and where external modifications are to take place, these are considered to be relatively minor and in keeping with the architectural style of the property. This includes the use of matching brickwork to face the proposed enclosed porch, which is considered to enhance the existing visual appearance of the dwellinghouse, replacing the existing porch which is constructed from white UPVC.

The flat roof to be erected above both of these features is also considered acceptable visually, of a naturally unobtrusive form that prevents undue levels of bulking or massing. Furthermore, the height of the proposed flat roof promotes overall subservience, set down from the height of the dwellinghouse. It should also be noted that the existing roof form above the garage and enclosed porch is of a flat style and as such the proposal would not significantly increase the flat roof element of the dwelling.

The proposed rear extension is considered acceptable in principle, give its alignment with the design requirements as set out in the Council's House Extensions and Alterations SPD. Further promoting the visual acceptability of the extension is the use of matching exterior construction materials and facings (render finish to blockwork of a texture and colour that matches existing) and the erection of a low pitch and unobtrusive flat roof, which reduces its overall height and in turn any potential bulking or massing. In addition, the proposed forms of fenestration are simple and in keeping with

the existing style/design of windows and doors erected to the host property. Overall therefore, the extension is considered acceptable from a visual amenity perspective – in keeping with the architectural style of the dwelling.

Although it has been acknowledged that previous permission has been granted on site for the erection of a single storey rear extension under application 2020/91678 and for the erection of a rear extension, alterations to integral garage to extend living accommodation and a new front entrance under application 2021/92941, the works proposed within this application are to be constructed in place of those approved by 2021/91678 and therefore, this application would not be able to be implemented in conjunction this permission. The works permitted by 2020/91678 could be implemented under permitted development rights, prior to any works as applied for being undertaken. As a result, the cumulative impact of these planning applications pose no detriment of overdevelopment with viewed in conjunction with one another.

For all of the reasons outlined above, it is considered that the proposal would not cause detrimental harm to the visual amenities of the locality. The proposed developments are considered to comply with Chapter 12 of the National Planning Policy Framework, LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the Council's House Extensions and Alterations SPD and Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan.

3. Impact on Residential Amenity

Section B and C of LP24 states that alterations to existing buildings should: *"…maintain appropriate distances between buildings"* and *"…minimise impact on residential amenity of future and neighbouring occupiers."*

Further to this, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive/overbearing.

In accordance with Key Design Principle 7 of the SPD, the proposal would not see a significant reduction in the extent of outdoor amenity space available for occupiers of the host property.

Policy 2 of the HVNDP states that *'designs should respect the scale, mass, height and form of existing buildings in the locality and the site setting. Development should fit in with and neither dominate nor have a detrimental impact on its surroundings and neighbouring properties'.*

The properties most likely to be affected by the proposed development are those which directly neighbour the application site, these being No. 15 Broad Lane and No. 21 Broad Lane, as well as No. 17 Broad Lane to the rear of the site. It is considered that the proposed development would be a sufficient distance away from other properties to prevent undue harm to residential amenity in terms of loss of light, loss of privacy, or the creation of an overbearing affect.

No. 15 Broad Lane – this property is located east of the application site.

Given the extent of seperation distance present between these two neighbouring properties (approx. 20 metres), and the set back position of the proposed developments at No. 19 from the shared boundary with this neighbouring property (approx. 17.5 metres), in conjunction with the size / scale of the proposal it is concluded that no undue levels of overbearing or overshadowing will be caused for the occupiers of No. 15 Broad Lane.

In addition, the proposed glazing to the eastern side elevation of 19 Broad Lane in conjunction with this development is not considered to result in any increased potential to overlooking. This is because the proposed window and glazed access door will replace existing glazing to the eastern side elevation of the existing conservatory and will be set over approx. 20 metres from the location of the property of No. 15 Broad Lane. In turn, it is concluded that acceptable levels of residential privacy are retained.

It should also be noted that any potential impacts of development are further mitigated as a result of extensive boundary treatments, in the form of dense hedging, and the setting of the two properties within the streetscene with regard to the topography of the land.

No. 21 Broad Lane – this property is located west of the application site.

Given the spatial relationship of these two properties within the streetscene, and the proposed site of erection for development at 19 Broad Lane, no undue impacts of overbearing or overshadowing will be caused for the occupiers of 21 Broad Lane. This is because of the significant extent of seperation distance present between the proposed site of development and this neighbouring property (approx. 16.6 metres from the shared boundary with No. 21), with the presence of the host property itself helping to mitigate against any detrimental impact of detriment, further enhanced through the presence of boundary treatments in the form of wooden fencing and dense shrubbery.

It should also be noted that, given the topography of the land, this neighbouring property is set to a higher ground level than No. 19 Broad Lane. In addition, the proposed developments at No. 19 Broad Lane pose no increase in the extent of glazing facing towards the neighbouring property of No. 21 Broad Lane. Therefore, the works will not result in a significant increase in terms of overlooking and acceptable levels of residential privacy will be retained.

No. 17 Broad Lane – this property is located south (to the rear) of the application site.

Although it has been acknowledged that this neighbouring property is set at a lower ground level than the application site, given the extent of separation distance present (approx. 3.5 metres from the shared boundary), and the principles of development proposed, no undue impacts of overbearing or overshadowing will be caused for the occupiers of 17 Broad Lane.

In addition, given the spatial setting of this neighbouring property, it ensures that there would be no detriment to privacy due to overlooking as a consequence of the glazing within the rear elevation of the extension. No. 17 Broad Lane has roof lighting in the form of velux windows located within the roof plane, however, due to the juxtaposition of the application site and property, in addition to the separation distance of approx. 3.8 metres between the development and closest roof light, and the changes in land levels, it is considered that the rear extension poses no detriment of overlooking through these openings.

Furthermore, it is understood that the rooflights to No. 17 Broad Lane are obscurely glazed. Given that these roof lights are obscurely glazed, it further mitigates any potential loss of privacy and, whilst the development projects beyond the existing rear elevation, the same line of visibility will be maintained as already established on site, with an overall reduction in glazing as the conservatory is replaced by an extension with one regular window to the rear elevation. Taking into account the points above, it si considered that the application is acceptable in respect of maintaining appropriate levels of residential privacy.

It should also be noted that there is existing boundary treatment in place between the application site and this neighbouring property, in the form of wooden fencing and shrubbery. This boundary treatment will further work to mitigate against any potential impacts of development.

For these reasons, the proposed development at 19 Broad Lane are not considered to cause undue harm to the residential amenities of neighbouring properties. It is therefore considered that the proposed development complies with Chapter 12 of the NPPF, LP24 of the Kirklees Local Plan, Key Design Principles 3, 4, 5, 6 and 7 of the Council's House Extensions and Alterations SPD and Policy 2 of the Holme Valley Neighbourhood Development Plan.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

The proposed developments at 19 Broad Lane are unlikely to increase the domestic use of the dwelling, with no increase to the number of bedrooms internally, and the existing parking arrangements are to remain the same onsite following development – retaining the existing driveway amenity space to the front elevation. It should also be noted that the proposed developments will not alter existing access to or from the property in conjunction with the adjoining highway (Broad Lane).

Given the above, the impact upon highway safety is therefore considered to be acceptable. The proposed development is therefore considered to comply with policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

5. Other Matters

Climate Change:

Principle 8 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 9 goes on to highlight that the use of innovative construction materials and techniques, including reclaimed and recycled materials should be used where possible. Furthermore, Principles 10 and 11 request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals.

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 applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Considering the small-scale of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the NPPF, Policy LP51 of the Kirklees Local Plan and Policy 12 of the Holme Valley Neighbourhood Development Plan.

Strategic Green Infrastructure Network:

Policy LP31 of the Kirklees Local Plan identifies a number of areas which form part of the Strategic Green Infrastructure Network. This policy sets out that priority will be given to safeguarding and enhancing green infrastructure

networks, green infrastructure assets and the range of functions they provide. This policy sets out that development should ensure the function and connectivity of green infrastructure is retained / replaced, new or enhances green infrastructure is provided / integrated into new developments. In addition, this policy requires integration of developments into walking / cycling network and providing new links where appropriate and the protection of biodiversity / ecological links. Where the creation of new or enhanced green infrastructure is proposed, provided it does not conflict with other policies within the Kirklees Local Plan policy LP31 sets out that the Council will support such development.

It has been noted that the proposal will not see the removal of any existing trees or hedgerows on site.

The proposal is not considered to have a significant impact upon the Holme Valley Strategic Green Infrastructure Network and is concluded to be acceptable in this regard.

Bats:

Policy 13 (Protecting Wildlife and Securing Biodiversity Net Gain) of the Home Valley Neighbourhood Plan sets out that development proposals should demonstrate how biodiversity will be protected and enhanced including the local wildlife, ecological networks, designated Local Wildlife Sites and habitats.

Paragraphs 174, 180, 181 and 182 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

The application site lies within the bat alert layer on the Council's GIS system. The proposal would see works to the roof which has the potential for roosting bats to be present. Given the age / design of the property it is not considered necessary for a full assessment of the roof space to be undertaken in this case given the low likelihood for roosting bats to be present.

Even so, as a cautionary measure, in the event of any grant of permission a note would be added to the decision notice, stating that if bats are found development shall cease and the advice of a licensed bat worked sought. This is to accord with the aims of Chapter 15 of the NPPF.

6. Representations

No representations were received.

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 material considerations.

It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation: Approve

Decision Authorisation – Delegated Powers
Application Number: 2022/92550
Officer Recommendation: Approve

Conditions and Reasons:

1. The development hereby permitted shall be begun within three years of the date of this permission.
   Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

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, LP21, LP22, LP24, LP31 & LP51 of the Kirklees Local Plan, Key Design Principles 1, 2, 3, 4, 5, 6, 7, 8 & 15 of the Council's adopted House Extensions and Alterations SPD, Policies 1, 2 and 12 of the Holme Valley Neighbourhood Development Plan and Policies within Chapters 2, 4, 12, 13, 14 and 15 of the National Planning Policy Framework.

3. The external walls of the extensions and alterations hereby approved shall in all respects those used in the construction of the existing building and the flat roof structure shall be constructed from GRP or EPDM. These materials shall be thereafter retained for the lifetime of the development.
   Reason: In the interests of visual amenity, in accordance with the requirements of Policy LP24 of the Kirklees Local Plan, principles 1 and 2 of the Council's adopted House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework

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: The application site is located in a low risk coal area.

Plans and Specifications Schedule:-

Plan Type	**Reference**	**Version**	**Date Received**
Location Plan	01	-	3.8.22
Existing Site/Block Layout	02	-	3.8.22
Existing Plans and Elevations	03	-	3.8.22
Proposed Elevations	04e	-	3.8.22
Proposed Site/Block Layout	05a	-	3.8.22
Proposed Floor Plans	06e	-	3.8.22

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 Authority have, where possible, made a preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. No amended plans were sought or submitted.

Report Dated: 26.9.22