

**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: | 2023/62/90154/W |
| Site Address: | 3, Victoria Springs, Holmfirth, HD9 2NB |
| Description: | Erection of extensions and alterations |
| Recommending Officer: | Laura Yeadon |

DECISION – REFUSED

I hereby authorise the refusal 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: 21-Mar-2023

Officer Report

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022%2f92603>

Site Description

3 Victoria Springs is a two storey detached property located within an area without notation on the Kirklees Local Plan. The property is set within a sloping site whereby the property itself is set on a higher floor level than the roadside. The property is located within a cul-de sac which is comprised of both detached and semi-detached dwellings which are constructed from natural stone with tiled roofs. The application site is located at the entrance to the cul-de-sac and has a forward projecting single storey attached structure which has a garage door elevation which sits at right angles to the main body of the house. To the east of the property is the garden area for the property.

Description of Proposal

The application is for the erection of extension and alterations to the property which would incorporate a first floor extension over the garage and a second floor loft conversion.

Extensions

The proposed first floor extension would be located above the existing garage structure lying flush with the ground floor elevations. The eaves line would be staggered with the section of elevation set back from the garage door elevation having an eaves height matching the existing with the section of extension above the garage having an eaves height which would be set down from the existing by approximately 0.5 metres. The roof height of the first floor extension would be set down from the existing roof height by 1.5 metres.

Within the south-facing elevation of the property, it is proposed that a dormer extension would be proposed. The dormer provide space for a staircase to provide access into the loft space. The dormer would be set up slightly from the eaves line of the property and would be set down from the ridge by 0.2 metres being a total width of 3.1 metres.

Alterations

It is proposed that internally, the property would be reconfigured and also a loft conversion is proposed to provide additional accommodation. There are also roof lights proposed within the north-elevation roof slope and south facing elevation roof slope and the garage door would be reduced from a double to a

single door. There are also windows proposed within the second floor of the property within the gable ends of the west and east facing elevations.

The proposed construction materials for both the walls of the extension and dormer would be blockwork for the walls with an acrylic rendered finish. The roof of the first floor extension would be concrete tiles and the roof of the dormer would be a single ply membrane.

Officer Note: It is noted that plans have been submitted for the proposal. Within the application form it states that Plan Number 312 Rev: B is listed as the proposed south elevation however this plan has been submitted as Plan Number 310 Rev: B and therefore the proposed south elevation has not been submitted as part of the submission. The application has been assessed in the absence of this elevational plan by referring to the proposed floor plan and sections as the extent of the plans / drawings submitted is considered sufficient to allow the LPA to make a decision in this case.

History of negotiations/amendments received

No negotiations have taken place with the applicant/agent due to the consideration a significant re-design to comply with current planning policy would be required to overcome concerns regarding the proposal (discussed in the 'Assessment' section of this report). In addition, it was not considered that there would be a design solution which would provide the level of accommodation proposed.

Relevant Planning History

1986/92746 Renewal of unimplemented permission for residential development

Granted Conditionally

1988/03242 Erection of 24 new houses and garages

Granted Conditionally

1989/01111 Erection of 2 houses and garages with new access and drainage

Granted Conditionally

Representations

We are currently undertaking the legal 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.

Final publicity date expired 3rd March 2023 – no representations received

Holme Valley Parish Council – support the application.

Consultation Responses

K.C. Environmental Health – condition and footnote requested in relation to construction site working times

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) and Holme Valley Neighbourhood Development Plan.

The site is without notation on the Kirklees Local Plan.

The site also falls within the Holme Valley Neighbourhood Development Plan and is within an associated landscape character area (ref:- LCA4, the River Holme Settled Valley Floor).

Kirklees Local Plan:

- LP 1– Achieving sustainable development
- LP 2 – Place shaping
- LP 21 – Highways safety
- LP 22 - Parking
- LP 24 – Design
- LP 28 - Drainage
- LP 30 - Biodiversity and geodiversity
- LP 31 – Strategic Green Infrastructure Network
- LP 51 – Protection and Improvement of Local Air Quality
- LP 53 – Contaminated and unstable land

Neighbourhood Development Plans:

- Holme Valley Neighbourhood Development Plan (2020-2031)

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

- Policy 1 – Protecting and Enhancing the Landscape Character of 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

The application site is within Landscape Character Area 4, the River Holme Settled Valley Floor.

The key landscape characteristics of the area are:

- Framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park.
- Boundary treatments comprised largely of millstone grit walling. The stone walling which runs parallel with Upperthong Lane is representative of local vernacular detailing.
- A network of Public Rights of Way (PRoW) including the Holme Valley Riverside Way which follows the River Holme from Holmbridge through Holmfirth and downstream. National Cycle Route no. 68 follows minor roads through Upperthong towards the centre of Holmfirth before climbing the opposing valley slopes.
- Mill ponds reflect industrial heritage and offer recreation facilities.

The key built characteristics of the area 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.

Supplementary Planning Documents:

- Highways Design Guide SPD
- House Extensions and Alterations SPD

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 21st July 2021, 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 4 – Decision-making
- Chapter 12 – Achieving well-designed places

- Chapter 14 – Meeting the challenge of climate change, flooding & coastal change.
- Chapter 15 – Conserving and enhancing the natural environment

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on visual amenity
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Other matters
- 5) Representations
- 6) Conclusion

1 – Principle of development:

The site is without notation on the Kirklees Local Plan. Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

“The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy LP2 of the Kirklees Local Plan sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

In terms of extending and making alterations to a property Policy LP24 of the Kirklees Local Plan will be used to assess, in conjunction with Chapter 12 of the National Planning Policy Framework regarding design, including the adopted Kirklees Supplementary Planning Document on House Extensions (SPD).

Within the adopted SPD, Key Design Principles 1 and 2 are relevant to the consideration of the principle of the development & visual amenity and are considered within the following report. These policies state the following:

- Principle 1 – that “extensions and alterations to residential properties should be in keeping with the appearance, scale, design, and local character of the area and the street scene.”
- Principle 2 – that “extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail.”

With specific regard to the House Extensions and Alterations SPD the other key design principles for consideration are:

- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 12: Natural environment
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

Whilst it is noted that the entrance to the property is on the north elevation of the property, it is considered that the road facing elevation which is the west elevation of the property is the principal elevation to the dwelling as this elevation. As such, in terms of an assessment against the SPD, the matters for consideration are front extensions and dormer extensions.

Front Extension

The SPD also clearly refers to front extensions in section 5.2 and the potential impact they could have on the character of the area and visual amenity. The SPD advises that front extensions will not normally be supported unless:

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

Dormers

Paragraphs 5.24, 5.25, 5.26 and 5.27 of the House Extension SPD relate to the provision of dormers. Given roofs are a very prominent and visible element of the majority of properties, development affecting the roof, such as dormer extensions need to be carefully considered in terms of their appearance and scale in order to be considered acceptable in terms of LP24 of the KLP, KDP 1 & KDP2 of the House Extension SPD and chapter 12 of the NPPF.

The conclusion section of this report sets out the conclusions in relation to the principle of the development in light of all other material considerations

2 – Impact on visual amenity:

Policy 1 of the Holme Valley Neighbourhood Development Plan (HVNDP) sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA 7, detailed in the 'Policies' section of this report)

Policy 2 of the HVNDP 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 add to the quality or character of the surrounding environment, respect the scale, mass, height and form of existing buildings in the locality and their setting.

Policy LP24 of Kirklees Local Plan and Chapter 12 of the NPPF set out that development should be of an acceptable design. Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

The proposed works would comprise of a first floor extension over the existing garage and a dormer within the south facing elevation. There are also proposed internal works to reconfigure the internal accommodation at ground floor level, first floor level and within the roof space however these works do not require planning permission. Alterations are also proposed to for additional openings within the roof space and within the existing elevations and roof slopes.

It is proposed that a full storey would be created above the single storey garage, kitchen and entrance hall/WC. The works would result in a large gable being forward to the front of the property. Whilst it is noted that the roofline of the extension would be set down from that on the existing, the works would result in a large gable being formed to the front of the property which would be to the front of the main body of the property and in an elevated position in relation to neighbouring properties which also face the road of the cul-de-sac. Whilst it is noted that this section of building would not increase the footprint of the building, a large feature would be created which would have a stark appearance when entering Victoria Springs due to its lack of fenestration detailing and also material palette. Due to its siting within the street scene, the works to the first floor extension would be the dominant feature to the front of the existing dwelling and introduce additional bulk within the street scene. This would not comply with the Key Design Principles 1 and 2 of the SPD.

The first floor extension would not comply with the SPD in terms of front extensions where, at sub-paragraph 5.14, it states that single storey extensions on the front of a house and two storey or first floor front extensions are usually unacceptable due to the impact on the character of the area and visual amenity. Taking each of the points relating to front extensions in turn, the house is not set well back from the pavement or screened, the extension would not be small

and the materials and design including the introduction of a dormer window would not match the original house. This is also mirrored within Policy 2 of the Holme Valley Neighbourhood Development Plan which states that *Designs should respect the scale, mass, height and form of existing buildings in the locality and site setting. Development should fit in with and neither dominate nor have a detrimental impact on its surroundings and neighbouring properties.* It goes on to say that*Materials must be chosen to compliment the design of the development and add to the quality or character of the surrounding environment.*

In this instance, whilst dormer extensions can be found within the immediate vicinity, these are generally small in scale and with pitched roofs whereby the proposed dormer would be effectively flat roofed with a shallow angle to provide the headroom required for the internal staircase. This would be out of character with the host property and wider street scene and therefore Key Design Principles 1 and 2 of the SPD.

In terms of the proposed construction materials it is proposed that the first floor extension and the dormer cheeks would be finished with an acrylic render, whereby the colour has not been confirmed. Whilst the use of render would differentiate the extension from the original host building, this is not the prevailing finishing material within the street. There are elements of render on some of the properties within Victoria Springs however these are not obvious, prominent elements and are within discreet locations. As such, the proposed materials of construction would not comply with Key Design Principle 9 of the SPD in relation to construction materials or Policy 2 of the Holme Valley Neighbourhood Development Plan or Policy LP24 of the Kirklees Local Plan.

Key Design Principle 7 requires that extensions should ensure that appropriately sized and useable areas of outdoor space is retained and, in this instance, the footprint of the building would not be extended and therefore not considered to result in an overdevelopment of the plot.

It is considered the proposal would have a visually harmful impact in terms of the character of the host property and also the wider street scene. It is considered the proposal would not accord with the Council's adopted House Extensions and Alteration SPD or Kirklees Local Plan and, in the absence of any other material considerations which justify why non compliance with the plan is acceptable.

It is therefore concluded that the proposal by virtue of its bulk, mass, design and construction materials would result in the first floor extension being a dominant and imposing addition to the property would be visually harmful to the street scene and would not comply with Policy LP24 a and c of the Kirklees Local Plan, Key Design Principles 1, 2 and 9 of the House Extensions and Alterations SPD, Policy 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapter 12 of the NPPF.

3 – Impact on residential amenity:

Policy 2 of the HVNDP sets out that proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings and prevent or reduce pollution as a result of noise, odour, light and other causes. Light pollution should be minimised and security lighting must be appropriate, unobtrusive and energy efficient.

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. 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.

The properties to the south of the application site are set on a lower ground level to the application site. The proposed floor plans indicate that there would be no openings within the south elevation facing these properties. With regard to the proposed dormer which would also face southwardly it appears from the submitted floor plans that the dormer would have an opening within the south elevation. This would be to the staircase and therefore non-habitable accommodation. The separation distance between the dormer and the properties to the rear would be approximately 11.5 metres and whilst this falls slightly short of the 12 metre separation requirement within Key Design Principle 3 of the SPD in terms of privacy, due to the difference in levels, it is considered that this is considered acceptable.

In terms of the additional openings within the existing property, as there are no properties directly to the west, the additional opening is considered acceptable and the opening within the east elevation is screened from the restaurant to the east. It is not considered that the proposed works to the north elevation would cause undue harm to No. 1 Victoria Springs.

In terms of overshadowing and/or being overbearing, due to the difference in levels, the very presence of the property and single storey garage to the front is already dominant as existing. The proposed first floor extension would be set lower than the ridge height of the main body of the host property and therefore, due to the property being to the north of the properties to the south, there would be little loss of direct sunlight as a result of the proposed works.

It is therefore considered that the proposal is acceptable from a residential amenity perspective and would accord with the aims of Policy LP24 of the Kirklees Local Plan, Key Design Principles 3, 4, 5 and 6 of the Council's adopted SPD as well as policy within Chapter 12 of the NPPF.

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.

In this case the proposed works would result in a 5 bedroom property due to the additional bedroom within the loft conversion and also the additional bedroom within the first floor extension. It is proposed that to reconfigure the ground floor accommodation would reduce the size of the garage to a single garage. Sub-paragraph 5.15 of the Highways Design Guide states that for a garage to be treated as a parking space, the minimum internal dimensions should be: single garage 6.0m long x 3.0m wide and double garages should be 6.0m long x 5.0m wide.

Key Design Driver 20 of the Highways Design Guide advises on parking provision for residential development and states that 4+ bedroom dwellings provide three off-street parking spaces. 2 no. vehicles can be parked on the existing driveway however the garage accommodation would fall short of the required space standards within the Highways Design Guide being a depth of 5.1 metres and width of 2.3 metres. It is considered that provision of 3 off-street parking spaces is required given the development would significantly intensify the residential use of the site. In this case no compensatory off-street parking can be provided and it is considered reliance upon on street parking is not a suitable alternative in this locality given the high demand for on street parking which exists already.

The proposed development would therefore cause undue harm to highway safety and pedestrians by virtue of on-street parking contrary to Policies LP21 and LP22 of the Kirklees Local Plan, Key Design Driver 20 of the Highways Design Guide SPD and Key Design Principle 15 of the Councils adopted House Extensions and Alterations SPD

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

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 pre-

dates 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.

Due to the limited nature of the development proposed, it is not considered that specific mitigation measures are required to facilitate this development.

Biodiversity – 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 is within a ‘Bat Alert’ layer on the Council’s GIS system. Whilst formal comments have not been requested from an Ecology & Biodiversity Officer it is considered that a Bat Survey was not required in this instance. This is due to the fact that albeit the extension will connect into the existing roof, the property in this case appears to be well sealed and maintained with little opportunity for bats.

Strategic Green Infrastructure Network – The site is within the Strategic Green Infrastructure Network and therefore Policy LP31 is of relevance in this instance. The role of the Network is to safeguard and enhance green infrastructure networks, green infrastructure assets and the range of functions they provide. As the proposed works would be within the confines of the residential curtilage, it is not considered that the proposed works would be detrimental to the aims of Policy LP31 of the Local Plan.

Coal legacy – The site is located within the Coal Authority’s “Development Low Risk Area”. There is no statutory requirement to consult the Coal Authority regarding development within the “Development Low Risk Area”, instead an informative note can be appended to the decision notice which constitutes the deemed consultation response. The application site falls within an area at low risk of ground movement as a result of past mining activities as determined by the Coal Authority. As such it is considered that it is unnecessary in this case to require a survey of land stability to be carried out with regard to previous mining activity which may have taken place within the locality. It is recommended that the Coal Authority’s standing advice is provided with any grant of approval. As such it is considered that the proposal is acceptable with regard to ground stability in accordance with paragraphs 174 and 183 of the National Planning Policy Framework.

Contaminated land – the application site is within an area where there is potential for contaminated land. As such, the Council's Environmental Health team have been formally consulted. The comments received cite that *The application concerns the addition of accommodation above existing ground floor areas of the property and we believe groundworks outside the existing footprint will not be necessary. Whilst we have no objections to the proposed development, construction noise can give rise to loss of amenity to neighbouring noise sensitive receptors, for this reason a condition is necessary to limit the hours of operation for the site.* Therefore, in the event that the application is considered acceptable, appropriate conditions can be imposed.

6 – Representations:

None

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.

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 proposals do not accord with the development plan and/or the adverse impacts of granting permission would significantly and demonstrably outweigh any benefits of the development when assessed against policies in the NPPF and other material consideration.

The proposal is therefore considered to be contrary to policy LP2 which seeks to ensure all development proposals build on the strengths, opportunities and help address challenges identified in the Local Plan, in order to protect and enhance the qualities which contribute to the character of these places.

Recommendation

REFUSE

Decision Authorisation - Delegated Powers

Application Number: 2023/90154

Officer Recommendation: Refuse

1. By virtue of its bulk, mass, design and construction materials, the proposal would result in development which would lead to a dominant and imposing addition to the property which would be visually harmful to the host property and the street scene contrary to Policies LP2, LP24 a

and c of the Kirklees Local Plan, Key Design Principles 1, 2 and 9 of the House Extensions and Alterations SPD, Policy 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapter 12 of the National Planning Policy Framework.

2. The proposed development would intensify the residential use of the site, whereby no compensatory off street parking has been provided. On street parking is limited within this area and therefore the proposal would unacceptably increase risk to the safety of highway users by additional on street parking demand being created. The proposed development would thereby cause undue detrimental harm to highway safety contrary to Policy LP21 of the Kirklees Local Plan, the Highway Design Guide Supplementary Planning Document, Key Design Principle 15 of the House Extensions and Alterations Supplementary Planning Document and the aims of the National Planning Policy Framework

Plans and specifications schedule:-

| Plan Type | Reference | Version | Date Received |
|-----------------------------------|------------------|----------------|-------------------------------|
| Location plan | 100 – Rev: A | | 16 th January 2023 |
| Existing site plan | 101 | | 16 th January 2023 |
| Proposed site plan | 102 | | 16 th January 2023 |
| Existing ground floor plan | 201 | | 16 th January 2023 |
| Existing first floor plan | 202 | | 16 th January 2023 |
| Existing roof plan | 203 | | 16 th January 2023 |
| Proposed ground floor plan | 211 – Rev: C | | 16 th January 2023 |
| Proposed first floor plan | 212 – Rev: C | | 16 th January 2023 |
| Proposed loft plan | 213 | | 16 th January 2023 |
| Proposed roof plan | 214 | | 16 th January 2023 |
| Existing north elevation | 300 – Rev: A | | 16 th January 2023 |
| Existing east and west elevations | 301 – Rev: A | | 16 th January 2023 |
| Existing south elevation | 302 – Rev: A | | 16 th January 2023 |
| Proposed north elevation | 310 – Rev: B | | 16 th January 2023 |
| Proposed east and west elevations | 311 – Rev: B | | 16 th January 2023 |
| Existing sections | 400 – Rev: A | | 16 th January 2023 |
| Proposed sections | 410 – Rev: D | | 16 th January 2023 |
| Proposed sections | 411 – Rev: A | | 16 th January 2023 |

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 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.

No negotiations have taken place with the applicant/agent due to the consideration a significant re-design to comply with current planning policy would be required to overcome concerns regarding the proposal. In addition, it was not considered that there would be a design solution which would provide the level of accommodation proposed.

Report Dated: 21st March 2023

Coal – low