

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:	2023/62/90708/W
Site Address:	5, Leas Avenue, Netherthong, Holmfirth, HD9 3EP
Description:	Erection of two storey side extension and single storey rear extension, associated landscaping works and widening of existing driveway and alterations
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: 05-Jul-2023

Officer Report.

Reference: 2023/90708

Location: 5, Leas Avenue, Netherthong, Holmfirth, HD9 3EP

Proposal: Erection of two storey side extension and single storey rear extension, associated landscaping works and widening of existing driveway and alterations

Site Description.

5 Leas Avenue is a two-storey semi-detached property located in Netherthong, Holmfirth. The property is faced in brick with a gable roof, which is infilled with slate tiles. Within the wider curtilage, the site benefits from outdoor amenity space to the front and rear elevations, with on-site parking provisions set to the side of the property, in the form of a hard surfaced driveway and detached garage.

The property occupies the corner plot, on the junction where the Highways of Netherfield Road and The Oval meet. Given the size of the plot, the property is set back from both highways. A strong sense of similarity is established within the streetscene, with the surrounding properties sharing a similar style of design and construction and faced in matching exterior materials.

A public footpath (HOL/55/20) runs adjacent to the rear boundary of the site.

Description of Proposal.

Planning permission is sought for the erection of a two-storey side extension, a single storey rear extension, associated landscaping works, widening of the existing driveway and alterations.

Extensions:

The two-storey side extension would have a projection of 4.5 metres from the side elevation of the host property. The length of the two-storey side extension would be 6.4 metres, set back from the principal elevation of the host property by 0.5 metres. The maximum height of the extension would be

8.3 metres, set down 0.5 metres from the roof pitch of the host dwelling. A gable roof would be erected above.

The single storey rear extension would have a projection of 3 metres, a height of 3 metres (flat roof) and a length of 10.45 metres.

The front porch extension would project 1.5 metres forward of the principal elevation, with a length of 2.7 metres and a height of 3.45 metres. A gable roofing form would be erected above.

The exterior walls of the extensions would be faced in brick and the gable roofs proposed would be infilled with slate roof tiles. These materials would match those to the host property.

With regard to fenestration details, the extensions propose glazing in the form of windows and bi-fold doors, as well as a regular access door in conjunction with the front porch. The windows and doors would be constructed using grey upvc.

It should be noted that, as part of the development scheme, the existing white upvc doors and windows would be replaced by grey upvc.

Within the interior of the dwellinghouse the front extension would function as a porch, the side extension as a cinema room, bedroom and bathrooms and the rear extension as an office, utility and playroom.

Associated Works:

The driveway is proposed to be widened, extending it's width by 1.5 metres.

History of Negotiations.

The case officer sought amendments in accordance with the design principles and guidance as contained within the House Extensions and Alterations SPD.

The applicant submitted several sets of amended plans, with the overall determination of this application based on the latest set of amended plans, as submitted 7th June 2023.

The latest set of amended plans were re-advertised via new neighbour letters.

Relevant Planning History.

No relevant planning history.

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, a site notice and within the newspaper.

Final publicity date = 28th June 2023 – no representations were received.

Consultation Responses.

Holme Valley Parish Council – support the application.

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).

A public footpath (HOL/55/20) runs adjacent to the rear boundary of curtilage of the site.

The application site is located in an area with a known presence of bats and 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
- LP23 – Core Walking and Cycling Network
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP51 – Protection and improvement of local air quality

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 5 – Netherthong Rural Fringe.

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 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

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.

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 9 – Promoting sustainable transport
- 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 will be considered as part of the assessment of the proposal. 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 on to 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 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.”

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.

Policy 1 of the Holme Valley Neighbourhood Plan HVNP sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA), in this case Netherthong Rural Fringe (LCA5).

In respect to built characteristics, LCA5 sets out the following:

- In Netherthong and Oldfield buildings are grouped around courtyards to provide protection from the elements whilst Deanhouse has a predominantly linear plan.
- Vernacular buildings largely comprise farmhouses, barns and two and three storey weaver's cottages of millstone grit with stone mullioned windows.

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

Single Storey Rear Extension:

Paragraph 5.6 of the Council's House Extensions and Alterations SPD sets out that single storey extensions should:

- be in keeping with the scale and style of the original house
- not normally cover more than half the total area around the original house (including previous extensions and outbuildings)
- not exceed 4 metres in height
- not project out more than 3 metres from the rear wall of the original house for semi-detached and terrace houses or by 4 metres for detached properties
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

The proposed single storey rear extension to 5 Leas Avenue is considered to appropriately comply with the key design criterion of the SPD as set out above. The extension would not project out more than 3 metres and would not exceed a height of 4 metres. In turn, with regard to the size/scale of the proposed rear extension, it is considered that it would appear subservient to the host property, with a single storey height and faced in matching exterior construction materials. It could also be noted that, the use of a flat roof, by form, would also work to naturally reduce the potential for undue bulking or massing from the overall appearance of the extension.

The extension would retain a gap of 0.5 metres from the shared boundary with the adjoining neighbouring property. This separation distance is considered sufficient based on the merits of the application site, retaining an appropriate sense of space around the site.

The forms of fenestration are also considered acceptable visually, in keeping with the architectural design of the host property.

In turn, it can be concluded that the extension will not be an obtrusive addition to the host dwelling and would sympathetically complement the existing architectural style of the dwellinghouse.

Front Extension:

Paragraph 5.14 of the House Extensions and Alterations SPD sets out that single storey extensions to the front of a house are usually unacceptable due to the impact on the character of the area and visual amenity and will not normally 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
- the extension would not unreasonably affect the neighbouring properties.

The design of the proposal is such that a single storey extension is proposed to the front of 5 Leas Avenue. The size/scale of the proposal is such that, following the erection of the front extension, the original principal elevation would remain to be clearly read as such. The external walls of the front extension would be faced in brick to match the host property and the lean-to roof would be infilled with matching tiles. For these reasons, the proposed front extension would appear as subservient to the original dwellinghouse of 5 Leas Avenue. The single gable form of the extension would follow the architectural form of the host property.

The host property is set back from the fronting highway of Leas Avenue, meaning that the proposed front extension would also be set back (by minimum of approximately 4.65 metres). In addition, visibility of the proposed front extension would be well screened from public vantage points as a result of the forms of boundary treatment in place, tall hedging.

Two-Storey Side Extension:

Paragraph 5.20 of the House Extensions and Alterations SPD sets out that two-storey side extensions should:

- not take up all or most of the space to the side of a house
- maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and
- be set back at least 500mm from the front wall of the house.

The proposed two-storey extension would extend 4.5 metres from the side elevation of the original dwellinghouse, measuring less than two thirds of the

width of the host property in accordance with the SPD. The enlargement would be faced in matching materials and would incorporate a gable roof finished in tiles to match the appearance of the host property. The extension would feature a lower ridge line and would be set back 0.5 metres from the principal elevation at both ground and first floor level, such that it would have some form of subservience to the original build. The properties extension would retain separation from all properties boundaries and would have an acceptable scale relative to the original build, maintaining a sense of space within the plot and not giving rise to any terracing effect.

On this basis, the proposal is not considered to have a significant visual impact on the character and appearance of the host property and surrounding area and therefore would be acceptable in this regard.

External Alterations:

The application also seeks to replace existing white upvc fenestration detailing with grey upvc fenestration detailing. This is considered to be an acceptable modification visually, with several other properties within the wider streetscene appearing to have carried out similar works, creating a mix of fenestration designs. In addition, this alteration will ensure harmonisation between fenestration detailing to the extensions and host property.

Externally the driveway will be extended, and landscaping works will take place. These details will be acceptable with regard to visual amenity.

Summary:

Having taken the above into account, the proposed development would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale and layout and (c) as the proposal would form a subservient addition to the host property in keeping with the existing building, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and the aims of Chapter 12 of the NPPF.

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 House Extensions and Alterations SPD, the proposal would see the retention of a functional amenity space and is not considered to be overdevelopment.

Policy 2 of the Holme Valley Neighbourhood Development Plan 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 site, these being 7 Leas Avenue and 47A Oakwood Lodge.

7 Leas Avenue:

This property adjoins the application site.

The two-storey side extension is set to the opposing side of 5 Leas Avenue to that which adjoins No.7 and is to be retained behind the existing footprint and height of the host property. In turn, the two-storey side extension would not cause any detrimental impacts to the occupiers of No. 7 with regard to overbearing, overshadowing or overlooking.

The front extension would retain a distance of approximately 4 metres from the shared boundary with No. 7 and is of relatively minimal size/scale and single storey in height. Therefore, the proposed front extension would not cause any significant undue impacts of overbearing or overshadowing for the occupiers of this neighbouring property and no glazing is proposed which would detriment residential privacy.

The single storey rear extension would retain a separation distance of 0.5 metres from the shared boundary with No. 7 Leas Avenue and would appropriately accord with the 45-degree rule as set out under Key Design Principle 5 of the House Extensions and Alterations SPD. In turn, it is not considered to result in any significant undue impacts of overbearing or overshadowing. In addition, no glazing is proposed which would detriment residential privacy.

It is considered overlooking could occur were the flat roof extension to be used as a balcony / terrace. A condition is recommended to be included to ensure this roof is not used for such a purpose.

47A Oakwood Lodge:

This property is set to the rear of the application site.

The extensions would all retain a sufficient separation distance from No. 47A Oakwood Lodge and would not cause significant undue impacts of overbearing, overshadowing or overlooking for the occupiers of this neighbouring property. The orientation and relationship between these two neighbouring properties further evidences an acceptable impact, with the solid side elevation of No. 47A Oakwood Lodge located closest to the shared boundary with the application site.

It is considered that the proposed single storey rear extension would be a sufficient distance away from any other properties to prevent undue harm to residential amenity in terms of loss of light, loss of privacy or overlooking, or the creation of an overbearing effect.

For these reasons, the proposed developments at 5 Leas Avenue 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, Policy 2 of the Holme Valley Neighbourhood Plan and Key Design Principles 3, 4, 5, 6 and 7 of the Council's adopted House Extensions and Alterations SPD.

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 development would increase the number of bedrooms from three to four. The House Extensions and Alterations SPD sets out that four bedroomed properties should provide three off-street parking spaces. As part of the proposal, the existing driveway will be widened to increase the extent of on-site parking amenity space and the garage will be retained. In turn, it is concluded that sufficient on-site parking would be available at 5 Leas Avenue following development.

In addition, the proposal would not alter existing vehicular access to and from the site in conjunction with the fronting highway.

With regard to the widened driveway, upon any grant of approval, a condition is recommended to be imposed to ensure that the widened driveway be permeable.

In turn, the proposal at 5 Leas Avenue would appropriately accord with Chapter 9 of the NPPF, LP21 and LP22 of the Kirklees Local Plan and Key Design Principle 15 of the House Extensions and Alterations 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 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.

Public Footpath:

Given that the proposed extensions and alterations to 5 Leas Avenue would not prejudice the function, continuity, or implementation of footpath HOL/55/20 as walking or cycling network, the proposal is considered to appropriately comply with LP23 of the Kirklees Local Plan.

Bats:

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 worker 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: 2023/90708

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 Policies LP1, LP2, LP21, LP22, LP23, LP24, LP30 & LP51 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8 & 15 of the Council's adopted House Extensions, Policies 1, 2 and 12 of the Holme Valley Neighbourhood Development Plan and Alterations SPD and policies within Chapters 2, 4, 9, 12, 14 & 15 of the NPPF.

3. The external walls of the extensions hereby approved shall in all respects match those used in the construction of the existing building and be thereafter retained. The tiles to infill the gable roofs above the side and front extension shall be infilled with matching slate tiles and be thereafter retained.

Reason:

4. The extensions hereby approved shall not be brought into use until the extended driveway as indicated on the hereby approved site plan (dwg no. 1005) has been laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance; Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) this shall be so retained, free of obstructions and available for parking.

Reason: In the interests of amenity and traffic safety, to ensure adequate space within the site for vehicle movements and parking and to ensure that the additional hardstanding area is appropriately drained to mitigate flood risk in accordance with Policies LP21, LP22, LP28 and LP34 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

5. The flat roof of the single storey extension to rear hereby approved shall be used as a roof area only and shall not be used as a balcony or terrace area at any time throughout the lifetime of the development.

Reason: To ensure no detrimental level of overlooking of neighbouring occupiers occurs in the interests of the residential amenity of neighbouring occupiers to accord with policy LP24 of the Kirklees Local Plan, Principles 3 and 4 of the Council's adopted 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.

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	1000	-	06/03/23
Existing Floor Plans	1002	-	06/03/23
Existing Site/Block Layout	1001	-	06/03/23
Existing Elevations	1003	-	10/03/23
Proposed Site/Block Layout	1005	H	07/06/23
Proposed Floor Plans	1006	H	07/06/23
Proposed Elevations	1007	J	07/06/23

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.

Amended plans were sought and submitted with regard to the proposed extensions, to ensure development in accordance with the design guidance as contained within the House Extensions and Alterations SPD.

Report Dated: 29.6.23