



Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

CARL

Surname

SMALLPAGE

Company Name

Address

Address line 1

3 Greenfield Crescent

Address line 2

Grange Moor

Address line 3

Town/City

Huddersfield

County

Kirklees

Country

England

Postcode

WF4 4WA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

JASON

Surname

WALLS

Company Name

JW Residential Design and Planning Consultants Ltd

Address

Address line 1

9 PADDOCK CLOSE

Address line 2

DRIGHLINGTON

Address line 3

Town/City

BRADFORD

County

West Yorkshire

Country

United Kingdom

Postcode

BD11 1LD

Contact Details

Primary number

07393956283

Secondary number

Fax number

Email address

jw-residential-design@outlook.com

Description of Proposed Works

Please describe the proposed works

PROPOSED FIRST FLOOR SIDE EXTENSION ABOVE EXISTING GARAGE

Has the work already been started without consent?

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

BRICKWORK

Proposed materials and finishes:

BRICKWORK TO MATCH EXISTING

Type:

Roof

Existing materials and finishes:

ROOF TILES

Proposed materials and finishes:

ROOF TILES TO MATCH EXISTING

Type:

Windows

Existing materials and finishes:

ANTHRACITE GREY WINDOWS

Proposed materials and finishes:

ANTHRACITE GREY WINDOWS TO MATCH EXISTING

Type:

Doors

Existing materials and finishes:

ANTHRACITE GREY DOORS

Proposed materials and finishes:

ANTHRACITE GREY DOORS TO MATCH EXISTING

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

PLEASE REFER TO DRG No.'s 22-002-01 TO 14

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes

☒ No

Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

MRS

First Name

KATIE

Surname

WILSON

2022/20836

Date (must be pre-application submission)

16/12/2022

Details of the pre-application advice received

The application site is located at the head of a short cul-de-sac off the main circular residential estate road serving the wider estate, where there are houses in a variety of sizes and types of dwelling. However, there is a general uniformity in age, palette of external materials, and relatively simple house designs.

The combined size and scale of the proposed first floor extensions to the front and rear (together with the existing rear extension at the back) would likely challenge the predominance of the original part of the house. It is also considered that would potentially create a disproportionately large dwelling when compared to other dwellings in the vicinity, and it would also have potential to make this property more dominant within the cul-de-sac, and the head of the cul-de-sac feel more enclosed and cramped.

Furthermore some of the design detailing such as angle of roof pitch for the rear extension and fenestration details would likely appear at odds with those on the host dwellinghouse and other properties in the area, to the detriment of the character and appearance of the surrounding area.

For these reasons the proposed scheme could be met with refusal should an application be submitted by reason of it causing detrimental harm to the character and appearance of the host building and surrounding area, contrary to Policy LP24 of the Kirklees Local Plan, Principles 1 and 2 of the Kirklees Householder Extensions and Alterations SPD and Chapter 12 of the NPPF.

In terms of impact upon residential amenity, there are also concerns that the extra massing of the proposed first floor rear extension in close proximity to the mutual boundary and the back of 1, Greenfield Crescent would have potential to unreasonably overshadow habitable rooms in the rear elevation of that property and the private amenity space of its back garden.

It is also considered possible that the outlook from windows in the rear elevation of 1, Greenfield Crescent could be compromised, as those nearest the mutual boundary would partially look onto the blank side elevation of the proposed extension at close quarters.

This would not minimise impact upon future and neighbouring occupants and so would be contrary to the aims of policy LP24 of the local plan, together with key design principle 5 and 6 of the house extensions SPD and the detailed guidance for rear extensions in general and specifically 2-storey rear extensions

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

Declaration Date

03/03/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

11. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.
** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.
** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served
		14-03-2023
		14-03-2023
		14-03-2023
		14-03-2023
		Date (DD/MM/YYYY):
		14-03-2023

Signed

JASON WALLS

Date

03/03/2023