

Enquiries to: Victor Grayson

Kirklees Direct
Tel: 01484 414746
Email: victor.grayson@kirklees.gov.uk

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

Date: 19-Dec-2023
Our Ref: 2023/90743

Dear Sir/Madam

**Application for a non-material amendment following a grant of planning permission,
Town and Country Planning Act 1990**

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

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

Application Number: 2023/90743

Thank you for your application dated 06/03/2023 for a non-material amendment (hereafter referred to as “amendments”) to the above scheme.

The amendments now proposed are as follows (as described on your application form):

Amendments to plots 8,12-15, 23, 26, 29 and 30:

- B Type (Plot 13-15) Side lights removed from French doors on rear elevation.
- C1 Type (Plot 12) Additional side window added to bedroom 2.
- C2 Type (Plot 8) Window added to Plot 8 bathroom only.
- G Type (Plot 29) Single story rear extension added to provide additional kitchen space and utility room added.
- J type (Plot 30) Rear window removed from bedroom 2.
- K Type (Plot 25) Minor adjustments to overall build to suit construction purposes.
- L Type (Plot 24) Parapet walls introduced at roof level.
- M Type (Plot 23) Room above garage removed, other amendments including repositioned windows.
- N Type (Plot 26) Side door to utility added and double window to the dining room replaced with a triple window.

Site Layout: Plot 8-12 footpaths repositioned.

Although not mentioned on your application form, the following amendments are also shown on the submitted drawings:

- C1 (plot 12) ground floor side window moved.
- G (plot 29) changes to footprint dimensions (8383mm x 6860mm previously approved, 8495mm x 6852mm now proposed).
- The relief in G's front and rear elevations also appears to have been deleted (resulting in dwelling having a single roofline), although this isn't reflected in the Site Layout Plan (rev K).
- L (plot 24) front ground floor projections slightly reduced in size.
- Unit 23 moved slightly southwestwards towards site boundary.
- Unit 24's garage moved slightly southeastwards towards trees.
- Unit 25's garage moved slightly northeastwards towards site boundary.
- Garden layout changes.
- Meters, burglar alarm boxes, vents and external light fittings shown to external elevations.

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

- House Type NMA Booklet (Parker Peel Architectural, 1902-HT-03, February 2023)
- Site Layout Plan 1902-SI-04 rev K

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

Please note that the following amendments, which were also shown on the submitted drawings, are not hereby approved. These amendments would need to be considered separately pursuant to conditions 7 and 29 of permission 2019/91657:

- Street trees and other trees no longer shown along first stretch of estate road.
- Six visitor spaces shown along first stretch of estate road (where five were previously shown).

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

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

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

Yours faithfully

Victor Grayson

Victor Grayson, Development Management Masterplanner
for Mathias Franklin, Head of Planning and Development