

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 96A

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR NON-MATERIAL AMENDMENTS

Reference No: **2023/NM/90770/E**

Site Address: Steeple View, 33 Denby Lane Crescent, Grange Moor, Huddersfield, WF4 4EB

Description: Non material amendment to previous permission 2021/92931 for erection of porch to dwelling and extension to detached garage

Recommending Officer: Katie Wilson

DECISION – APPROVE NON-MATERIAL AMENDMENT

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 21-Jun-2023

Non-Material Amendment Officer Report

Application number: 2023/90770

Web details: [Planning application details | Kirklees Council](#)

Site location – Steeple View, 33 Denby Lane Crescent, Grange Moor, Huddersfield, WF4 4EB

The application site is Steeple View, 33, Denby Lane Crescent, Grange Moor. It is a relatively recently built 2-storey detached house with detached double garage. The walls are natural stonework and it has a dual pitched roof surfaced in stone slates.

It is located at the head of a residential cul-de-sac with other houses to either side and at the front. The house backs onto urban greenspace land containing a small grade II listed tower.

Proposal

Non material amendment to previous permission 2021/92931 for erection of a porch to the front elevation and an extension to the detached garage. Web details: [Planning application details | Kirklees Council](#)

The amendment sought is:

A revised porch design.

Old plan/drawing numbers:

- 4162-02C GA Drawing – Porch

New plan/drawing number:

- 4162-02D GA Drawing - Porch

The application form states that the reason for the proposed amendment is:

‘Client changes’.

Policy and Guidance

- **Kirklees Protocol for Non-Material Amendments Following A Grant Of Planning Permission**
- **National Planning Practice Guidance**

Assessment:

Is the proposed change inconsequential in terms of its scale (magnitude, degree. etc) in relation to the original approval?

Yes, the proposed alterations to the porch would utilise the same footprint, roof design and materials. The approved porch has two open sides and a post in the corner to support the roof structure, whereas the proposed amendment would enclose the porch on all sides, with small window in the front elevation and entrance door to the south facing side elevation. The north facing side elevation would remain a solid wall with thin coat of silicone render in an off white or cream colour. This walling would be extended to the front and opposite side of the porch.

In officers' opinion these alterations would be inconsequential in relation to the original approval.

In the Authority's view would the proposed change result in a detrimental impact either visually or in terms of living conditions?

No, in officers' opinion, the proposed alterations to the porch would not significantly affect the visual amenity of the host building or character of the surrounding area.

In the Authority's view would the interests of a third party or body who participated in or were informed of the original decision be disadvantaged in any way?

No. Based on the submitted plan, the proposed alterations to the porch would have no further impact upon residential amenity, highway safety or character of the area.

In the Authority's view would the amendment be contrary to any policy of the Council?

No, the design of the scheme is considered to be acceptable and would have an acceptable impact on the character of the host building, local area, residential amenity and highway safety, in accordance with the relevant policies.

The proposed changes to the permitted scheme must not result in the development falling outside the description of the development as set out on the Decision Notice e.g. by seeking to add a pitched roof to an extension described on the Notice as a 'flat roof' extension.

The proposed change would not result in the development falling outside the description of development on the Decision Notice.

The proposed change must not contravene any condition attached to the original permission.

No, there is no condition restricting proposed alterations.

The proposed change should not require a further restriction to make it acceptable (e.g. an amendment seeking to introduce a window which would only be acceptable if it is kept obscurely glazed.)

No, the arrangements proposed are considered to be acceptable and no further restriction is required.

The proposed change would not result in any material increase in height, scale, width or depth of a building.

No.

The proposed change would have been likely to have been approved had it formed part of the original application.

Yes, the amendment would have been approved if included as part of the original application.

Recommendation – Approve NMA

Decision Authorisation - Delegated Powers**Application Number:** 2023/90770**Officer Recommendation:** Approve NMA**Decision Letter Text**

The amendment sought is:

Alterations to enclose the porch on all sides, including a window in the west elevation and a front door in the south facing side elevation.

These amendments are shown on the proposed plan and elevations for the porch, drawing number 02 rev D.

Report Dated: 20.06.2023