

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

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| Reference No: | 2023/62/91032/W |
| Site Address: | 12, Highroyd, Lepton, Huddersfield, HD8 0EB |
| Description: | Demolition of existing conservatory and erection of single and two storey side and rear extension |
| Recommending Officer: | Katie Chew |

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.

Teresa Harlow

AUTHORISED OFFICER

Date: 05-Jul-2023

Officer Report

Site Description

12, Highroyd, Lepton, Huddersfield, HD8 0EB

The application site relates to a medium sized end terraced, two storey brick-built property. The dwelling benefits from a front, rear and side garden, with off-street car parking available within the driveway to the front. The site is surrounded by other residential dwellings in all directions.

The application site is not located within a Conservation Area, or in close proximity to any Listed Buildings.

Description of Proposal

The applicant is seeking planning permission for the demolition of existing conservatory and erection of single and two storey side and rear extension.

The proposed two-storey side extension is to measure approximately 6.9m x 2.3m, with a ridge height of around 8.3m.

The proposals also seek to construct a single storey rear extension. The extension is to measure approximately 3.5m x 6.2m, with a ridge height of 3.9m. This extension will span most of the width of the rear elevation, save for a 1m gap to the adjoining dwelling, and also the proposed side extension.

The proposed extensions are to be constructed from red brick and double roman pantile, all to match the host dwelling.

History of negotiations/amendments received

Amendments were sought in respect to reducing the overall scale and size of the proposed extensions in the interests of both visual and residential amenity. Additional information was also provided in respect to drainage and the sewerage system in response to comments received from the Council's LLFA team.

Relevant Planning History

2022/93686 – Demolition of existing conservatory and erection of single and two storey side and rear extension. Refused 6th March 2023. This application was refused for the following reasons:

'1. The proposed extensions, by virtue of their siting, scale, massing and design would fail to represent subservient additions to the host dwelling or be in keeping with the host property in terms of its scale and detailing. The proposed extensions would introduce unsympathetic, incongruous and overly prominent forms of development that would have a detrimental impact on visual amenity and the character and appearance of the host dwelling. The proposal would therefore be contrary to Policies LP2 and LP24 (a & c) of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework or Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document.

2. The proposed rear extensions, by virtue of their projection, mass and bulk, and close proximity to the shared boundary with the adjoining property of No.11 Highroyd, would result in a detrimental loss of light and outlook to rear windows within No. 11 Highroyd as well as have an undue overbearing impact upon these windows and the rear garden. The rear extensions would therefore cause detrimental harm to the amenities of No.11 contrary to Policy LP24 (b) of the Kirklees Local Plan, Key Design Principles 5 and 6 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and Chapter 12 of the National Planning Policy Framework.

3. The proposed two storey side extension, by virtue of the siting of the first-floor side facing study room windows within close proximity to the neighbouring gardens and rear windows of Nos. 34-38 Ings Way East, would result in undue overlooking of the rear gardens and a detrimental loss of privacy from rear facing windows of Nos. 34-38. In addition to this, the proposed two storey rear extension, by virtue of the siting of the first floor rear facing windows within close proximity to the rear facing windows within No.8 Highroyd would cause an undue loss of privacy from the rear windows within No.8. The proposal would therefore detrimentally harm the amenities of No.8 Highroyd and Nos. 34- 38 Ings Way East contrary to Policy LP24 (b) of the Kirklees Local Plan, Key Design Principles 3 and 4 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and Chapter 12 of the National Planning Policy Framework.

4. In the absence of the submission of information relating to the depth, position and condition of the existing culvert, alongside requested drawings from Yorkshire Water in relation to the public sewer which are both located to the north of the host dwelling, a full assessment cannot be undertaken in relation to the impact of the development upon the public sewerage network or the existing culverted watercourse. A full and proper assessment in relation to policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework is therefore unable to be undertaken.'

2022/91993 – Demolition of existing conservatory and erection of single storey side and rear extensions. Withdrawn 11th November 2022.

Representations

Final publicity date expires:

Neighbour Letters – Expired 16th May 2023.

No representations have been received to date.

Officer note: 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 only, details of which are outlined above.

Consultation Responses

Yorkshire Water – Comments received 3rd May 2023. No objections.

KC LLFA – Comments received 5th May 2023.

“Kirklees Council records indicate that the centreline of the existing 450mm diameter culvert is 4.45m from the building’s existing side wall. The culvert drains an area of 3.2 ha south of Wakefield Road and discharges surface water into a YW sewer in Highgate Lane. It appears that the location of the culvert shown on the site plan has only been determined from asset record plans which are often inaccurate.

It is noted that Yorkshire Water has confirmed that a 3.0m easement is required between the culvert and the new build and that this is the same as the Council’s Flood Risk Management Department requirement for a minimum easement (measured from any new foundations to the centre of the culvert).

*The developer is required to confirm the **depth, condition, and exact position** of the existing culvert adjacent to the new extension. A CCTV survey of this length of culvert will be required to confirm the condition of the culvert and any defects notified to the Council. It is suggested that the developer discusses these requirements with the LLFA.*

Note that if it is found that any new foundations will be within the easement, then these foundations will be required to extend in depth down to the invert level of the culvert. Note further that an absolute minimum easement of 2.0m will be required in this instance.

During construction, the culvert must be protected from additional loading imposed by construction activities and on completion of the construction works, a further CCTV survey will be required to confirm no deterioration of the culvert during the works.

Kirklees Flood Management and Drainage, as the Lead Local Flood Authority (LLFA), OBJECTS to this application until further information on position, depth, and condition of the existing culvert is provided”.

Officer note: Following receipt of the above comments the applicant's sought to submit some additional information to overcome Officers concerns, unfortunately this new information did not overcome the concerns and LLFA Officers requested a site visit with their investigations team. This visit was undertaken on the 22nd June 2023 and it was concluded that the LLFA team have no concerns and their originally suggested objection may be removed.

Parish/Town Council

Kirkburton Parish Council – Comments received 22nd May 2023. No comment.

Local Ward Members

None.

Planning Policy Background

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)

The application site is located within Lepton Neighbourhood Area and partly (to the north-east) within a Coal Referral Area. It is also important to note that the proposed side extension is within close proximity to an existing sewer owned by Yorkshire Water.

Officer note: Whilst it is acknowledged that part of the site is located within a Coal Referral Area, given that the nature of the proposals, which is for householder development, the application is exempt by Part A of the Coal Authority's requirements. Therefore, it is not considered necessary to require a Coal Mining Risk Assessment to be submitted on this occasion, or for the Council to consult the Coal Authority's Planning and Development Team.

Kirklees Local Plan (LP):

- **LP1 – Achieving Sustainable Development**
- **LP2 – Place Shaping**
- **LP20 – Sustainable Travel**
- **LP21 – Highways and Access**
- **LP22 - Parking**
- **LP24 – Design**
- **LP28 – Drainage**
- **LP51 – Protection and Improvement of Local Air Quality**

Other Guidance Documents:

- Kirklees Highways Design Guide SPD (2019)
- House of Extensions and Alterations SPD (2021)

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 20th 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. In this instance the chapters of most relevance include:

- 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

Summary of Principal Planning Issues

The following matters are considered in the assessment below -

- 1) Principle of development
- 1) Scale, design and visual impact of the proposed development
- 2) Impact of the proposed development upon the privacy and amenity of neighbouring properties
- 3) Highway Impacts
- 4) Other matters
- 5) Conclusion

1 – Principle of Development:

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in chapter 2 of the National Planning Policy Framework.

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”.

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

As the site is without notation in the Kirklees Local Plan (KLP), it is considered that the principle of development in this instance would be acceptable; and as a result, is subject to the assessment of impacts on visual and residential amenity, as well as highway safety and any other impacts that may arise.

2 – Impact on Visual Amenity:

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby paragraph 126 provides a principal consideration concerning design which states:

“The creation of high quality beautiful and sustainable 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”.

Paragraph 130 of the NPPF is of relevance, in particular the following parts: -

‘b) Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

c) Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change’.

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 all proposals should promote good design by ensuring the following:

“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...”.

Key Design Principles 1 and 2 of the Council’s adopted House Extensions & Alterations Supplementary Planning Document seek to ensure development is subservient to the host property and in keeping with the character of the locality. Specifically stating the following: -

'Key design principle 1 (Local character and street scene) – 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'.

Key design principle 2 (Impact on the original house) – 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'.

Paragraph 5.19 of the Council's House Extensions and Alterations SPD states that two-storey side extensions can have a significant effect on the character of the original house and the street. Adequate space between buildings should be retained to provide a sense of space which is important to the character of an area. Paragraph 5.20 goes on to say 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 side extension in this instance would leave a sufficient amount of space around the side of the dwellinghouse and would maintain a 1m gap to the side boundary to ensure that the building would not be too close to any neighbouring properties. Although it is noted that the extension would not provide the recommended set back of 0.5m, it would provide 0.1m and the applicant's agent has provided some justification for this. They state that given the restricted nature of the site the only location a single bed can go is as outlined on plan, this is due to the location of the stairway and to provide a 0.5m step back would make the scheme unviable. Officers accept this justification, as it is clear to see on plan that the bedroom provided is of a limited size and given the increased stepped down in the ridge height of the extension, this helps to ensure that the proposals appear as subservient additions to the host property, although the roof pitch will be at odds with that of the host property.

As the proposals also relate to a single storey rear extension, paragraph 5.6 of the above SPD is relevant. This paragraph highlights 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 terraces houses; where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

In this instance the extension would not cover more than half of the total area around the original house and would not exceed 4m in height. The extension does however extend out more than 3m from the rear wall of the original house but does have an eaves height which does not exceed 2.5m in height and also

provides a separation distance of approximately 1m from the property boundary of no. 11 Highroyd. The proposals are therefore considered to appear subservient and proportionate to the original dwelling and garden.

To conclude, the proposals are considered to be appropriate in size, scale and design in this location. The proposals therefore accord with LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and recommendations outlined within the Council's adopted House Extensions and Alterations SPD.

3 - Impact on Residential Amenity:

Sections B & C of the Kirklees Local Plan Policy LP24 which 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 occupiers.

Principle 3 of the House Extensions and Alterations SPD highlights that extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours.

Principle 4 relates to habitable rooms and side windows and seeks to ensure that design and layouts of habitable and non-habitable rooms reduce conflict between neighbouring properties relating to privacy, light and outlook.

Principles 5 and 6 relate to overshadowing/loss of light and overbearing impact. The above principles will all be discussed in more detail within the assessments below.

Impact on no. 11 Highroyd

This neighbouring property adjoins the application site to the south. Given the property's orientation to the application site there are not any significant concerns with regards to overshadowing. In addition, no windows are proposed within the south-eastern elevation of the proposed extension and therefore there are no concerns in respect of overlooking or loss of privacy on no.11.

The proposed extension whilst sizeable in length, does provide a separation distance of 1m from the boundary of no. 11 and an eaves height of 2.5m and therefore is in line with the Council's House Extensions and Alterations SPD. Furthermore, given that it is single storey in height and is set to replace an existing single storey structure on site, Officers do not consider the proposals to appear overbearing or overly dominant on this adjoining neighbour on this occasion, despite the projection being 3.5m.

Impact on no. 8 Highroyd

This neighbouring property is located to the south-west (directly to the rear) of the application site, with the rear elevation of no. 8 being approximately 14.7m away from the rear elevation of the proposed single storey rear extension. This separation distance is considered sufficient to prevent an undue loss of outlook and loss of light, as well as overshadowing. In addition, whilst it is acknowledged that windows and a sliding patio door are proposed within the south-western elevation of the extension, these windows are at ground floor level, and would be screened by existing mature planting, nevertheless, should this planting be removed in the future, the proposed rear extension would have a similar relationship to the existing conservatory, and as the property does still benefit from permitted development rights, something similar could be constructed at the site without the need for planning permission. The mass of the first floor extension is over 17m away, contains no windows in the wall and is of a limited width. Therefore, on balance, the proposals are deemed to be acceptable in this instance.

Impact on nos. 34-38 Ings Way East

These neighbouring properties are located to the north-west of the application site, with their rear elevations located approximately 15.5m away. Due to the large separation distance, it is not considered that the proposal would cause an undue loss of outlook or light to these properties. In addition, no windows are proposed within the north-western elevation of the extensions and therefore Officers have no concerns in regard to overlooking, or the loss of privacy. In terms of overshadowing, given the separation between the proposed side extension and boundaries of adjacent neighbouring properties, it is considered that the majority of shadowing arising from the extension would fall within the residential curtilage of no. 12, if shadowing was to overspill into land belonging to these neighbouring properties this would fall within a small portion of their rear gardens and given the depth of these gardens, it is considered that such impacts would not be detrimental to the residential amenity of these properties.

Taking the above assessment into consideration, it is concluded that the proposals would not result in significant and detrimental impacts on the residential amenity of adjacent neighbouring properties, and therefore would accord with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Principles 3, 4, 5 and 6 of the House Extensions and Alterations SPD.

4 - Impact on Highway Safety:

Turning to highway safety, Local Plan Policies LP21 and LP22 are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Principle 15 of the House Extensions and Alterations SPD states that extensions and alterations should maintain appropriate access and off-street 'in curtilage' parking. With Principle 16 going on to say that proposals should maintain appropriate storage arrangements for waste.

The proposal does not include the addition of any additional bedrooms and would not alter the existing access or parking arrangements at the site therefore Officers have no concerns in regard to highway safety and consider the proposals to be in accordance with Principle 15 of the above SPD.

Details have also been provided on plan for the storage of bins to the front of the property within dedicated stores. Presentation points of such bins are assumed to remain as is given the small scale and nature of the proposals. This is deemed to be acceptable and in accordance with Principle 16 of the above SPD.

It is therefore concluded that the proposals would not represent any additional harm in terms of highway safety and as such complies with Policies LP21 and LP22 of the Kirklees Local Plan, Principles 15 and 16 of the House Extensions and Alterations SPD and Paragraph 111 of the National Planning Policy Framework.

5 – Other Matters:

Drainage

Given the close relationship between the proposed side extension and a Yorkshire Water sewer and culverted watercourse (which run to the north of the host dwelling), Yorkshire Water and the Council's LLFA team were consulted on the proposals.

Yorkshire Water have confirmed that they have no objections to the scheme as submitted as the proposed building would have a stand-off from the public sewer line of 3m and the foul and surface water is to be discharged into an existing drainage system. However, they do note that it is essential that the presence of the public surface water sewer which is recorded to cross the site is taken into account within the design of the scheme and that it may not be acceptable to raise or lower ground levels over the sewer, and no inspection chambers on the sewer will be allowed to be built over.

In addition, the Council's LLFA Officers were consulted and requested additional information be submitted in respect to the position, depth, and condition of the existing culvert. This information was provided by the applicant via a CCTV survey and drainage plan however the LLFA responded on the 5th June 2023 outlining that there appears to be some confusion over the presence of separate surface water sewers and culverted watercourses within a similar area therefore they requested a site meeting with the applicant prior to removing their objection. Following a site visit on the 22nd June 2023 the LLFA team confirmed that culvert shown on the Council's plans is incorrect and that when the area was development any flows were intercepted into a new surface

water public sewer which is also shown through the property. This has been surveyed and is clear of the extension proposed and therefore they remove their original objection to the application.

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 site is not located within a bat alert zone on the Council's mapping system, and it is not considered that the proposal is unlikely to affect protected species. It is also not considered necessary to seek enhancements given the nature of the development proposed.

Climate Change

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.

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.

The proposal is for a domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, the applicant has submitted a Climate Change Statement whereby it is outlined that the existing loft insulation is to be

upgraded and locally sourced materials and contractors will be used where possible.

Officers do note that as a minimum there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards. The proposed development would therefore comply with Policy LP51 of the Kirklees Local Plan, Principles 8, 9, 10 and 11 of the House Extensions and Alterations SPD and Chapter 14 of the National Planning Policy Framework.

There are no other matters for consideration.

6 - 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 proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation:

Approve.

Decision Authorisation – Delegated Powers

Application Number: 2023/91032

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.
1. 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 with Policies LP1, LP2, LP20, LP21, LP22, LP24, LP28 and LP51 of the Kirklees Local Plan, Chapters 2, 4, 9, 12, 14 and 15 of the National Planning Policy Framework and

Principles 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 15 and 16 of the House Extension and Alterations Supplementary Planning Document.

2. The external walls and roofing materials of the extensions hereby approved shall in all respects match those used in the construction of the existing host dwelling.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Principle 2 of the House Extensions and Alterations Supplementary Planning Document.

Plans and Specifications Schedule:

| Plan Type | Reference | Web ID | Date Received |
|---|------------------|---------------|----------------------------|
| Existing Plans and Elevations | 0110-2017-01 | A | 4 th April 2023 |
| Proposed Plans and Elevations | 0110/2017-05 | C | 14 th May 2023 |
| Proposed Block Site Plan | 0110/2017-06 | B | 14 th May 2023 |
| Climate Change Statement – Supporting Information | - | - | 6 th April 2023 |
| CCTV Survey – Supporting Information | Ver: 2022.14.0.1 | - | 15 th May 2023 |
| Sewer/Drainage Plan – Supporting Information | - | - | 15 th May 2023 |
| Appendix A: Correspondence from Yorkshire Water regarding easement – Supporting Information | - | - | 4 th April 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 has, 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. Amendments were sought in respect to reducing the overall scale and size of the proposed extensions in the interests of both visual and residential amenity. Additional information was also provided in respect to drainage and the sewerage system in response to comments received from the Council’s LLFA team.

Report Dated:

04/07/2023