KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 73

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS TO CARRY OUT DEVELOPMENT WITHOUT COMPLIANCE WITH PLANNING CONDITIONS PREVIOUSLY ATTACHED

Reference No:	**2023/70/91177/W**
Site Address:	2, Little Lane, Wooldale, Holmfirth, HD9 1QF
Description:	Variation of condition 2 (plans) on previous permission 2020/94123 for erection of extensions and alterations to front, side and rear, formation of a raised terrace, erection of detached garage
Recommending Officer:	Katie Chew

DECISION – VARIATION OF CONDITION

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: 19-Jul-2023

Officer Report

Site Description:

2, Little Lane, Wooldale, Holmfirth, HD9 1QF

The application site relates to a two-storey detached dwelling predominantly constructed from stone, with elements of white render. The site has recently undergone works to implement previously approved application 2020/94123 for extensions and the erection of a detached garage.

Due to the changes in land levels within the site and the wider area, the driveway and landscaped garden to the front are on a slight slope. To the rear is private amenity space. Vehicular and pedestrian access can be taken from the front boundary onto Little Lane, a classified C road.

The site is situated within a wider residential area, whereby the neighbouring properties are of a similar design and form. The common construction material is natural stone.

The application site is not located within (but is adjacent to) a Conservation Area or directly adjacent to any Listed Buildings.

Description of Proposal:

Variation of condition 2 (plans) on previous permission 2020/94123 for erection of extensions and alterations to front, side and rear, formation of a raised terrace, erection of detached garage.

Condition 2 of application 2020/94123 states the following:

"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, LP24, LP28, LP30 and LP34 of the Kirklees Local Plan and the aims of the National Planning Policy Framework".*

The proposed alterations include:

- The removal of the previously approved 1.8m high frosted glass privacy screen on the northern boundary of the balcony, to be replaced with a 0.8m high wall and 1m frosted glass privacy screen equalling 1.8m in height. This was advised by the glass company for safety as high winds could impact upon the previously approved 1.8m high glass screen.
- Extended balcony area of around +3.1m in width.

- Internal alterations to the layout of the property have resulted in amendments to the previously approved location of windows and doors.
- Utilisation of void created from excavation works to find foundations of the host dwelling.
- Removal of previously approved decking area to the rear, replaced with a small balcony measuring approximately 2.7m x 1.5m.
- Associated works and engineering operations including excavation of land to allow for the lower part of the extension to be used as habitable space (an area which would previously have formed a void / been infilled by earth).

History of negotiations/amendments received

No amendments have been sought in this instance.

Relevant Planning History

2023/90940 – Non material amendment to previous permission 2020/94123 for erection of extensions and alterations to front, side and rear, formation of raised terrace, erection of detached garage. Withdrawn 14th April 2023.

2020/94123 – Erection of extensions and alterations to front, side and rear, formation of raised terrace, erection of detached garage. Approved 24th February 2021.

Planning Enforcement

COMP/23/0032 – Rear extension not built in accordance with approved plans 2020/94123. Pending consideration.

COMP/21/0034 – Erection of garage/extension. Duplicated file.

COMP/21/0016 – Alleged unauthorised commencement before approval of 2020/94123. As application 2020/94123 was approved this complaint was closed.

Representations:

Final publicity date expires:

Neighbour Letters – Expired 1st June 2023.

Site Notice – Expired 13th July 2023.

Press Notice – Expired 30th June 2023.

3 representations have been received in objection to the proposals; comments are summarised below.

- Concerns in respect of the proposals appearing imposing on adjacent neighbouring properties.

Officer note: Noted. This is discussed in more detail within the visual amenity section of this report.

- Concerned that once the development is undertaken the occupiers will sell the property and move away.

Officer note: Noted. This would not be a material planning consideration to which significant weight could be afforded in this case.

- Concerns in respect to overlooking and loss of privacy.

Officer note: Noted. This is discussed in more detail within the residential amenity section of this report.

- Concerns in respect of noise.

Officer note: Noted. However, as this is for development relating to an existing residential use of the site, does not seek to introduce new uses and is in a residential area. Officers do not consider there to be any concerns with regards to noise arising from the amendments proposed on this occasion.

- Concerns in respect of light pollution.

Officer note: Noted. Whilst Officers acknowledge this concern the proposed amendments in relation to the location/size/number of windows within the property are similar to that which was previously approved at the site and therefore it is not considered that the alterations would significantly increase light pollution in this location and would therefore not justify a reason for refusal in this instance.

- The amendments create floorspace which is now 100% greater than neighbouring houses creating an unbalanced sized property in the area.

Officer note: Noted. The proposed amendments are discussed in more detail within the visual amenity section of this report.

- The proposals can be seen from both public roads and the connecting public lands.

Officer note: Noted. This is discussed in more detail within the visual amenity section of this report.

- Concerns in respect of biodiversity/bats.

Officer note: Noted. This is discussed within the other matters section of this report.

- The proposals are out of character with other properties in that location.

Officer note: Noted. This is discussed in more detail within the visual amenity section of this report.

Officer note: This application has been advertised by site notice and press notice in line with the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. This is due to the site being adjacent to Wooldale Conservation Area.

Consultation Responses:

No technical consultations required.

Parish/Town Council:

Holme Valley Parish Council – Comments received 26th May 2023. No observation defer to Kirklees Officers.

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) and the Holme Valley Neighbourhood Development Plan (adopted 8th December 2021).

The application site is located within the Holme Valley Neighbourhood Area, adjacent to Wooldale Conservation Area.

Kirklees Local Plan (LP):

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety
- LP22 – Parking
- LP24 – Design
- LP28 – Drainage
- LP30 – Biodiversity & Geodiversity
- LP34 – Conserving and enhancing the water environment
- LP35 – Historic Environment

Other Guidance Documents:

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

Holme Valley Neighbourhood Development Plan 2020-2031

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan.

The policies contained within Holme Valley Neighbourhood Development Plan relevant to the consideration of this application are as follows:

Policy 1: Protecting and Enhancing the Landscape Character of Holme Valley.

"Overall, proposals should aim to make a positive contribution to the quality of the natural environment".

Policy 2: Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design.

"Proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings" and [proposals] "should protect and enhance local built character and distinctiveness and avoid any harm to heritage assets…".

Policy 11: Improving Transport, Accessibility and Local Infrastructure.

"New development…should provide off-road parking provision in line with Kirklees Local Plan Policy LP22 (Parking) and the Council's latest guidance on highways design".

Policy 12: Promoting Sustainability.

"All new buildings should aim to meet a high level of sustainable, design and construction and be optimised for energy efficiency, targeting zero carbon emissions".

Policy 13: Protecting Wildlife and Securing Biodiversity Net Gain.

"All development proposals should demonstrate how biodiversity will be protected and enhanced".

It is important to note that the application site is within Landscape Character Area 8, the Settled Slopes of the Holme Valley.

Key landscape characteristics of the area are:

- Strong rural setting and agricultural character with pastoral farmland on the rising valley slopes.
- There is a strong connection to the surrounding rural landscape from long distance and panoramic views over the wooded valley floor to the opposing valley sides as well as glimpsed

views of the rural backdrop through gaps between the built form, especially within Totties and Scholes.
- Stone walls and hedgerows form field boundaries and line single lane roads.
- Short sections of the Kirklees Way, the Barnsley Boundary Walk and the Holme Valley Circular Walk cross the area. A short section of National Cycle Route no. 627 also crosses the north-east of the area.

Key built characteristics of the area are:

- Older settlements are characterised by their agricultural and industrial past and there are isolated farmsteads on the valley slopes.
- Scholes and Wooldale are the largest of the settlements and contain some services and older and more modern development.
- Vernacular building materials include millstone grit walls with grey slate roofs.

National Planning Policy:

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. Most specifically in this instance, the below chapters are of most relevance:

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the needs of climate change, flood and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic 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 on the proposed development upon the privacy and amenity of neighbouring properties

3) Other matters
4) Conclusion

1 – Principle of Development:

Section 73 of the Town and Country Planning Act 1990 allows for the variation or removal of a condition of a previous permission. Whilst it is acknowledged that the previously approved application 2020/94123 established the principle of extensions and additions to the host dwelling on 2 Little Lane, Officers do note that these extensions and additions have in part, not been built in accordance with the approved plans. Nevertheless, the principle of this type of development within this location is considered to be acceptable and therefore the assessment will deal with the merits of the proposed variations.

2 – Impact on Visual Amenity:

The application seeks to vary condition 2 relating to the approved plans and specifications. The proposal section of this report details the specific amendments and changes from the extant permission.

The proposals seek to extend the previously approved first floor balcony area by approximately 3.1m in width, whilst also reducing the ground floor raised decked area. These amendments are considered to be negligible when compared to the extant consent. The extension of the first-floor balcony is considered to be outweighed by the reduction/removal of the raised decked area.

Furthermore, the proposed changes to the privacy screen at first floor level are deemed to be an improvement to the previously approved screen with the addition of the stone dwarf wall which softens the glazing whilst also providing some more stability of the structure. This change is therefore welcomed.

Due to internal alterations several of the previously approved windows and doors have been relocated or amended in size/design. Whilst Officers do believe the previously approved plans had better symmetry and were visually more attractive, it is likely that the proposed locations would have been approved should they have been submitted within the original application and therefore Officers consider there to be negligible visual harm to the host dwelling and surrounding area on this occasion having regard to the extant scheme which can be completed in any event.

The proposals seek to utilise a void created from excavation works to implement previously approved application 2020/94123. This void has resulted in an increase in the depth of the extension by around 1m. Whilst this has visually changed the appearance of the rear elevation of the dwelling, making the extension appear larger in scale and size, the previously approved scheme did include a void area that wasn't to be utilised and although it is acknowledged that the alterations can be seen from Kirkroyds Lane, the proposed amendments are not considered to be significantly different to what was previously approved under the above application and therefore whilst

these views can be gained Officers do not consider this to substantially impact on, or detract from the character and appearance of the area or streetscene when compared to the previously approved extensions and alterations.

In terms of any impact on the adjacent Conservation Area, whilst the proposals do alter the appearance of the host dwelling, these changes are not considered to have a significant impact on the visual appearance of the site as a whole and will not impact on how the dwelling sits within the streetscene. Furthermore, given the alterations are located to the rear of the property, facing away from the adjacent Conservation Area the alterations are not considered to detract from the character and appearance of this heritage asset.

Whilst the proposals alter the appearance of the host dwelling, these changes are not considered to have a significant impact on the visual appearance of the site, given the alterations are located to the rear and will not impact on how the dwellings sits within the streetscene. The proposals are therefore considered to still be in accordance with Policies LP1, LP2, LP11, LP24 and LP35 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Chapters 12 and 16 of the National Planning Policy Framework and Principles 1 & 2 of the House Extensions and Alterations SPD.

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".*

In addition, 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.

Policy 2(10) of the HVNDP also states that proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings and prevent or reduce pollution as a result of noise, odour, light and other causes.

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

Principle 7 requires development to ensure an appropriately sized and useable area of private outdoor space is retained. In this instance Officers are satisfied that the property would still have a suitably sized amenity space as a result of the proposal.

As outlined previously this is a S73 application and therefore the Local Planning Authority must only consider the impact of amending condition no.2.

Given the nature of the amendments Officers consider that neighbouring properties most likely to be impacted by the amendments are no. 4 Little Lane (located to the north of the application site) and no. 1 Woolcroft Drive.

Alterations include the replacement of the previously approved 1.8m high frosted glass privacy screen on the northern boundary of the first-floor balcony with a 0.8m high dwarf wall with a 1m high frosted glass privacy screen set on top (equalling in a 1.8m high screen as required by the extant consent). Alterations also include the replacement of the previously approved decking area with a small balcony. This will be reduced down from 13.2m x 2.3m in length and width to approximately 2.7m x 1.5m. Given the nature of these amendments Officers consider that the same level, if not an improved level of privacy will be achieved. This is from the introduction of the solid dwarf wall and increased separation distances from the ground floor level balcony, Therefore, officers raise no concerns in respect of the above amended details.

Whilst the previously approved first floor balcony is to be extended by around 3.1m in width, as this will extend away from no. 4 Little Lane Officers have no concerns in regard to the residential amenity of this property, and although it will be brought closer to adjacent property no. 1 Woolcroft Drive, there will still be a separation distance of around 7m, and given this properties large residential curtilage, it is considered reasonable that the property would still benefit from a large portion of private amenity space and therefore this would not justify a reason for refusal of this application.

Due to internal alterations several of the previously approved windows and doors have been relocated or amended in size/design. In terms of how this would impact on neighbouring properties, given that the windows/doors are to be located within eastern elevation facing away from adjacent dwellings, no views will be able to be gained into any habitable rooms and whilst the windows will have views into adjacent garden areas, this relationship already exists and has been assessed within the previously approved application as being acceptable. Officers therefore have no concerns with regard to overlooking or the loss of privacy in this instance.

Finally, the proposals seek to utilise the void which has been created from excavation works undertaken. These excavation works have resulted in an additional 1m increase to the depth of the extension and has provided the

opportunity for the applicant to utilise some of the space within the void for storage. This space equates to approximately 13.3m x 1.8m in size and whilst the proposed rear extension does appear to be visually larger in scale and size, the footprint and overall height of the extension has not changed since the previously approved application, and therefore Officers do not consider the amendments to result in any additional overshadowing, or appearing overbearing or overly dominant on neighbouring properties when compared to what was previously approved.

Given the above, it is considered that the proposal complies with Local Plan Policy LP24, Chapter 12 of the NPPF, Policy 2 of the Home Valley Neighbourhood Development Plan and Principles 3, 4, 5, 6 and 7 of the House Extensions and Alterations SPD.

4 – Other Matters

With regards to other matters that were assessed as part of the previous planning permission – highway safety, foul sewage, biodiversity, air quality, climate change and canal and rivers trust consultation zone, the proposal is unchanged in relation to these aspects and any conditions imposed in regard to these matters to make the development acceptable will be repeated as part of this application.

Conditions Review

As the application is a Section 73 application to vary conditions, it is necessary to re-impose all conditions which remain relevant.

Within the submitted application form the applicant notes that the development started on the 24th February 2021, therefore condition 1 has been removed. Whilst the plans have been updated within the plans table to reflect the amendments applied for the wording of condition 2 will remain unchanged, except for a simple tweak to local and national policies to ensure the condition is up to date.

In addition, the original conditions have been reviewed and updated to reflect the works undertaken at the site to implement the previously approved application and to ensure that the conditions are up to date with both local and national policies. Tweaks have also been made to condition 5 (previously condition 8) to ensure a trigger is implemented for the 1.8m high obscurely glazed privacy screen to be installed. An additional condition is also proposed to ensure that a 1.8m high obscurely glazed privacy screen is installed on the northern boundary of the proposed balcony area. This condition is reflective of the previously imposed condition for the decking area in the interests of protecting residential amenity.

Biodiversity / Ecology

Policy 13 (Protecting Wildlife and Securing Biodiversity Net Gain) of the Home Valley Neighbourhood Plan sets out that development proposals should

demonstrate how biodiversity will be protected and enhanced including the local wildlife, ecological networks, designated Local Wildlife Sites and habitats.

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.

Much of the works have been undertaken and are nearing completion, as such the impact of any grant of approval of the proposal upon bats is not considered to be significant in this case.

Notwithstanding this conclusion, it is considered appropriate to include an informative note upon any grant of permission which advises the applicant to proceed with caution and cease works should bats be discovered and how to proceed following discovery.

Subject to informative note the proposal is considered to be acceptable in this regard.

5 – Conclusion:

The proposal is a Section 73 Variation of Condition application to vary Condition 2 (plans). As detailed within the report, given the minor modifications sought by this proposal, which is reflected in the plans numbers associated with Condition 2, the minor variation is considered to be acceptable.

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, subject to conditions, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation: Approve.

Decision Authorisation – Delegated Powers

Application Number: 2023/91177

Officer Recommendation: Grant Variation of Condition 2.

Conditions and Reasons:

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, LP21, LP22, LP24, LP28, LP30, LP34 and LP35 of the Kirklees Local Plan, policies within Chapters 2, 4, 9, 12, 14, 15 and 16 of the National Planning Policy Framework, Policies 1, 2, 11, 12 and 13 of the Holme Valley Neighbourhood Development Plan and Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, and 16 of the Council's adopted House Extensions and Alterations Supplementary Planning Document.

2. The extensions hereby approved shall not be brought into use until the extended driveway as indicated on the previously approved block plan drawing no. 08 Rev, received 28th January 2021, submitted under application reference 2020/94123, 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 Chapters 9 and 14 of the National Planning Policy Framework.

3. 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) no doors, windows or any other openings (apart from any expressly allowed by this permission) shall be created in the northern facing side elevation of the extension hereby approved.
   Reason: In the interests of protecting the amenity of adjacent neighbouring properties and to accord with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework, Policy 2 of the Holme Valley Neighbourhood Development Plan and

Principle 3 of the House Extensions and Alterations Supplementary Planning Document.

4. Within 1 month of the date of this decision, the 1m high obscurely glazed privacy screen shall be completed upon the 0.8m high dwarf wall along the northern elevation in accordance with the details shown upon submitted drawing 05revB. Once completed the privacy screen shall be retained for the lifetime of the development.
   Reason: In the interests of protecting the amenity of adjacent neighbouring properties and to accord with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework, Policy 2 of the Holme Valley Neighbourhood Development Plan and Principle 3 of the House Extensions and Alterations Supplementary Planning Document.

5. Before the ground floor balcony area is first brought into use, a 1.8m high obscurely glazed privacy screen shall be erected along the northern boundary. Once completed this screen shall thereafter be retained.
   Reason: In the interests of protecting the amenity of adjacent neighbouring properties and to accord with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework, Policy 2 of the Holme Valley Neighbourhood Development Plan and Principle 3 of the House Extensions and Alterations Supplementary Planning Document.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alterations, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07:30 and 18:30 hours Mondays to Fridays
- 08:00 and 13:00 hours Saturdays
- With no working Sundays or Public Holidays

In some cases, different site-specific hours of operations may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

NOTE: Please note that the granting of planning permission does not overrule private legal rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works as construction and maintenance or parking of vehicles may involve access to land outside your ownership or subject to private rights of way.

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 to

intentionally kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a license. 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: There is a culverted watercourse which runs across part of the application site. This should be protected during the course of the construction phase.

Plans and specifications schedule: -

Plan Type	Reference	Web ID	Date Received
Proposed Floor Plans	04	B	19th April 2023
Proposed Elevations/Site Plan	05	B	19th April 2023
Proposed Elevations/Site Section	06	B	19th April 2023
Proposed Basement Floor Plans	10	B	26th April 2023
Approved under application 2020/94123			
Location Plan and Existing Floor Plans	01	-	9th December 2020
Existing Elevations and Site Plan	02	-	9th December 2020
Existing Elevations and Site Section	03	-	9th December 2020
Garage Floor Plans and Elevations	07	A	28th January 2021
Proposed Block Plan	08	A	28th January 2021
Landscaping Plan	05	A	23rd February 2021

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 preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. No amendments have been

sought in this instance as the proposals are deemed to be acceptable upon submission.

Report Dated:

14.07.2023