

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

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

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2023/62/92410/W
Site Address:	8, Dodlee Lane, Longwood, Huddersfield, HD3 4TZ
Description:	Raising roof height and erection of dormer (within a Conservation Area)
Recommending Officer:	Laura Yeadon

DECISION - REFUSED

I hereby authorise the refusal 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: 10-Oct-2023

Officer Report

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023%2f92410>

Site Description

8 Dodlee Lane is a detached two storey dwelling located on the western side of Dodlee Lane, adjacent to open fields. The property is located within the Green Belt and within the Longwood Edge Conservation Area as defined within the Kirklees Local Plan.

The property is constructed from natural coursed stone with a concrete tiled roof an anthracite grey windows and doors.

Surrounding development comprises of detached dwellings to the south which are on a lower ground level due to the sloping nature of the land.

NOTE: It is important to note that there is an existing terrace demonstrated on both the existing and proposed plans. This is not subject to assessment via this application. The terraced area is subject to an enforcement complaint under number COMP/22/0122 for an unauthorised terrace and application number 2023/92308 for a deemed application via enforcement appeal for the erection of a timber built raised platform. This matter shall be determined via the appeal against the enforcement notice. It is noted that there is no mention of this part of the development on the submitted application form or within the Heritage Impact Assessment.

Description of Proposal

The application is for raising the roof height of the property and the erection of a dormer extension. 2 no. roof lights would also be positioned within the front elevation roof slope.

It is proposed that the eaves and overall height of the property would be increased by approximately 1 metre to enable accommodation to be created within the attic floor of the dwelling. It is proposed that the walling and roof tiles would match the existing.

It is proposed that a dormer extension would be created within the rear roof slope which would be built up from the eaves of the property and would be set down from the ridge of the extended roof height by 0.2 metres and would be a total width of 7 metres and height of 2.1 metres. It is proposed that the face of the dormer would be clad with the roof and cheeks finished in a Grey standing seam Zinc with anthracite grey openings to match the existing openings.

There would be two openings within the dormer that would lie flush with the face of the dormer extension and an additional larger opening which would project beyond the face of the dormer by 2 metres with a blank eastern side elevation and is angled to enable view across the neighbouring open fields.

History of negotiations/amendments received

No negotiations have taken place with the applicant/agent due the principle of a dormer extension to the property not being acceptable.

Relevant Planning History

1987/04931 Erection of 7 no. dwellings with integral garages
Granted Conditionally

1988/03388 Erection of extension to form conservatory (dwelling under consideration)
Granted Conditionally

2023/92308 Deemed application via enforcement appeal for the erection of a timber built raised platform (within a Conservation Area)
Not yet determined

Representations

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, site notice and newspaper advertisement.

Final publicity date expired 29th September 2023

Parish/ Town Council – not applicable

As a result of the public consultation period two representations have been received with the summary of comments set out below:

- Design and materials proposed for the dormer are not in keeping and will stand out from the rest of the development
- Size of dormer will give appearance from the south elevation of a flat roofed block of flats
- Take away privacy from other houses lower down Dodlee Lane
- Bradstone to be used should be identical specification to the rest of the building
- Gable ends will be a lot higher and the dormer will protrude blocking daylight to neighbouring properties
- Extra pipework or plumbing will be unsightly not giving the house a good appearance visually so should be enforced to be kept to a minimum or concealed

- Large extra windows would directly overlook garden and property to No's 12 and 16
- No. 8 ground level is approximately 3m above No. 12 and to raise the roof of the property, by building a door by a further 1m is quite significant making the proposed extension overbearing and imposing a dominant impact on surrounding properties
- Contemporary design and does not fit in with the surroundings
- Current brickwork of new conservatory is starkly different from the main building
- View from Lamb Hall Road, the cul-de-sac and Dodlee Lane will be significantly changed

Whilst the site is within relatively close proximity to a Grade II listed building (No.1 Dodlee Lane), given the nature of the proposal and that it is screened by the existing building, No. 10 from this listed building, it is considered that it would not affect the significance and setting of this heritage assets therefore the application was not advertised by means of site notice and press notice. The application was advertised by site notice and press notice due to being located within the Conservation Area.

Consultation Responses

K.C Conservation and Design - informally consulted – roof forms within the vicinity are simple – property is set away from the nearby listed buildings and therefore not in conflict – no concerns with raising the roof however dormer would be out of character – harm to Conservation Area not significant due to being set back.

Policy

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 site is within the Longwood Edge Conservation and the Green Belt on the Kirklees Local Plan.

Kirklees Local Plan:

- **LP 1**– Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways safety
- **LP 22** - Parking
- **LP 24** – Design
- **LP 30** - Biodiversity and geodiversity
- **LP 35** – Historic environment
- **LP 51** – Protection and Improvement of Local Air Quality
- **LP 57** - The extension, alteration or replacement of existing buildings

Supplementary Planning Documents:

- Highways Design Guide SPD
- House Extensions and Alterations SPD

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 21st 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.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate change, flooding & coastal change.
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Legislation

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).

Assessment

Principle of development:

Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

“The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”

Policy LP2 of the Kirklees Local Plan sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

The site is also within the Longwood Edge Conservation Area. Section 72 of the Listed Buildings and Conservation Areas Act (1990) requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the appearance or character of the Conservation Area. This is mirrored in Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

In terms of extending and making alterations to a property Policy LP24 of the Kirklees Local Plan will be used to assess, in conjunction with Chapter 12 of the National Planning Policy Framework regarding design, including the adopted Kirklees Supplementary Planning Document on House Extensions (SPD).

Within the adopted SPD, Key Design Principles 1 and 2 are relevant to the consideration of the principle of the development & visual amenity and are considered within the following report. These policies state the following:

- Principle 1 – that “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.”
- Principle 2 – that “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.”

With specific regard to the House Extensions and Alterations SPD the other key designs principles for consideration are:

- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 9: Construction materials
- Key design principle 12: Natural environment
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

In terms of dormer windows and roof extensions, Section 5.4 of the SPD provides specific advice on these stating the following:

“Roofs are a prominent and visible element of the street scene. Unsympathetic roof extensions and dormer windows can have a significant effect on the visual appearance of both the individual building and street scene. Poorly designed

roof extensions and dormer windows can make a building appear top-heavy, cluttered and asymmetrical.

The design of dormer windows and roof extensions should reflect the character of the area, the surrounding buildings and the age, appearance and materials of the existing house. Ideally, dormers should be located to the rear of a house and should be as small as possible with a substantial area of the original roof retained... ..

Dormer windows should:

- Relate to the appearance of the house and existing roof;*
- Be designed in style and materials similar to the appearance of the existing house and roof;*
- not dominate the roof or project above the ridge of the house;*
- be set below the ridgeline of the existing roof and within the roof plane; and*
- be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant*

Green Belt

The property is located within the Green Belt and therefore Policy LP57 of the Kirklees Local Plan is of consideration, alongside Chapter 13 of the NPPF.

Paragraph 137 of the NPPF states that:

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 138 specifies the five purposes of including land within the Green Belt are:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

Paragraph 145 states that:

Local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

Paragraph 147 notes that *'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.'*

Paragraph 149 states that the construction of new buildings are inappropriate within the Green Belt however, there are a number of exceptions, one being: *'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.'*

Policy LP57 of the Kirklees Local Plan sets out that proposals for extensions, alterations or for the replacement of buildings in the Green Belt will normally be acceptable providing that, in the case of extensions, the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings that have already been extended should have regard to the scale and character of the original part of the building.

Notwithstanding Policy LP57, the NPPF sets out that inappropriate development within the Green Belt should not be approved unless very special circumstances exist, and these should clearly outweigh the harm caused to the Green Belt by inappropriate development.

In terms of the overall size of the property, it does not appear that the footprint of the dwelling has been increased from its original construction. The proposed works would result in the increase of the overall height of the structure and also the addition of a dormer opening. As these works would not significantly enlarge the property in terms of cubic volume, it is not considered that the works would result in disproportionate additions as the original building would remain the dominant element in terms of size and overall appearance.

It is therefore considered that the development would comply with Policy LP57 of the Kirklees Local Plan and advice within Chapter 13 of the NPPF.

Impact on visual amenity and Conservation Area:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the NPPF set out that development should be of an acceptable design with Policy LP35 focussing on the historic environment.

Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality.

Principle 7 of the House Extensions and Alteration SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

The extension to the dwelling would raise the overall height of the eaves and ridge of the dwelling by approximately 1 metre and a dormer would be constructed within the rear elevation roof slope.

The works are mainly to the rear elevation which faces south-westerly which is of limited visibility from public vantage points on Dodlee Lane due to its siting. However, the design is such that a large flat roofed extension would be formed within the roof slope which is out of character with both the host and surrounding dwellings as well as the wider Conservation Area. The roof slopes within the vicinity are uniform insofar as the roof slopes being simple pitched structures with little evidence of dormer extensions.

The existing and proposed photo montages which have been submitted within the Heritage Impact Assessment demonstrates the impact of the proposal from various vantage points within the area due to the existing built form, topography and mature vegetation the works and goes on to state that it is recognised that a new element would be introduced to the street scene. Officers consider that the works would be clearly visible and dominant to the immediate neighbouring properties.

It is noted that the works to increase the height of the dwelling and the dormer extension would be constructed in materials and finish to match the existing, the dormer would dominate the extended roof slope by being constructed off the rear elevation roof line and being only set down from the extended roof ridge by 0.2 metres.

The large flat-roofed dormer would be finished with grey seam Zinc with anthracite grey frames which would match the host dwelling however it appears that some form of cladding would be used on the dormer face which would introduce a new construction material to this part of the Conservation Area in terms of the zinc and the facing cladding.

The large flat roofed dormer would not meet the criteria of sub-paragraph 5.26 of the SPD and due to its size and scale, would not respect or enhance the character of the property resulting in the appearance of a partially flat roof dwelling. The SPD states that modern, flat roof dormers may be considered acceptable if they are well-designed, small in scale and are characteristic to the street scene. In addition, they should not dominate the roof and should be set down from the roofline. The proposal is marginally set down from the roof line and the proposal is not in accordance with the other recommendations of the SPD.

In isolation it is considered that by virtue of its siting within a steeply sloped area of land, its scale and its form would relate poorly to the appearance of the house and would dominate the extended roof form which would cause detrimental harm to the visual amenities of the host property and locality, contrary to Key Design Principles 1 and 2 of the SPD, Policy LP24 (a and c) of the Kirklees Local Plan and Policies within Chapter 12 of the NPPF.

In terms of the impact of the proposal on the Conservation Area, the Conservation and Design Officers have been informally consulted regarding the proposal. Due to the siting of the dwelling they consider that, whilst the works are at odds with the character of the local area, the harm to the Conservation Area is not considered to be significant to the wider Conservation Area. As such, it is considered that the proposal would comply with Policy LP35 of the Kirklees Local Plan and advice within the NPPF.

Key Design Principle 7 relates to outdoor space and states that extensions and alterations should ensure appropriately sized and usable areas of private outdoor space is retained. As the works would be to heighten the roof of the dwelling and to provide accommodation within the roof space, the level of outdoor space would be retained. In terms of the impact of rainwater / drainage goods being used as part of householder development, on the basis of inclusion of a condition requiring all materials of construction to match those used in the construction of the host property, it is considered this would be a proportionate approach to control the inclusion of these elements of a development of this type & scale.

Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

The south-western rear elevation of the property faces the rear garden area of No. 12 and the rear garden and rear elevation of No. 16. Whilst it is acknowledged that there are existing openings within both the application site and the neighbouring properties, these are established separation distances that were considered acceptable as part of the wider development under application number 1987/04931. The established separation distance between the rear elevation of the host property and the boundary of the garden area with No. 12 is approximately 4.8 metres and the distance between the rear elevation of the application site and the rear elevation of No. 16 is approximately 23 metres. It is noted that the established separation distances would be marginally reduced as a result of the proposal. This is due to the angled opening which faces away from the neighbouring openings.

Notwithstanding this, there is a significant difference in ground levels between the properties due to the topography of the steeply sloped site. The proposed increase to the overall height of the building would be exacerbated by the change in site levels and the dormer would dominate the roof slope which would have a somewhat oppressive impact on the amenity areas of No's 12 and 16. However, given the distance of the dwelling to neighbouring properties it is considered that the impact as a result of overshadowing or being unduly

oppressive / overbearing would not be to such a degree as a refusal on this basis could be substantiated in this case.

In terms of overlooking, the openings within the dormer are large and would be read in conjunction with the creation of an additional storey to the dwelling which is already set on a higher ground level. Whilst the large window would project from the front of the dormer by 2 metres and is at a partially oblique angle away from the neighbouring properties, the size of the opening is such that direct views to neighbouring occupiers can be taken. In addition, there are two openings which would face the garden areas of the neighbouring properties which would cause additional harm due to the changes in levels.

It is concluded that the scale, siting, amount of glazing and close proximity to neighbouring properties to the south-west is such that the proposed dormer would be a dominant feature that would cause undue harm to the amenities of No. 12 Dodlee Lane and No.16 Dodlee Lane as a result of the increased level of overlooking to the garden area(s) and rear elevations of these neighbouring properties

It is therefore considered that the proposal fails to accord with Key Design Principles 3 and 6 of the SPD and Policy LP24 (b) of the Kirklees Local Plan and policies within Chapter 12 of the NPPF in terms of being overbearing.

Impact on highway safety:

The submitted plans indicate that presently, the property hosts 3 bedrooms with one of the bedrooms used as a study area. The attic accommodation would result in a master suite which would contain a master bedroom, ensuite and dressing room area. Therefore, there would be no increase in the number of bedrooms proposed for the property. The property hosts an attached double garage however this falls short of the required 6m x 6m dimensions referenced in Manual for Streets. The submitted plans demonstrate that 2 no. cars can be parked to the front of the property and therefore this meets the requirement of the SPD in terms of the number of off-street parking spaces to be provided.

It is not anticipated that the works would displace the storage of bins and there is adequate remaining amenity space for the storage of bins and is therefore compliant with Key Design Principle 16 of the SPD.

Other matters:

Climate Change - 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.

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 pre-dates 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.

The application has been submitted with a Climate Change Statement which states that thermal insulation levels will be maximised in the walls, floor and roof wherever possible and that the materials would be wholly recyclable.

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 application site is within a 'Bat Alert' layer on the Council's GIS system. Whilst formal comments have not been requested from an Ecology & Biodiversity Officer it is considered that a Bat Survey was not required in this instance. This is due to the fact that albeit the extension will connect into the existing roof, the property in this case appears to be well sealed and maintained with little opportunity for bats.

Should the application be approved, as a cautionary measure, and to ensure accordance with the aims of Chapter 15 of the National Planning Policy Framework, a footnote would be attached to the permission setting out that, should any bats be found using the building then works must cease and appropriate advice sought.

Coal legacy – The site is located within the Coal Authority's "Development Low Risk Area". There is no statutory requirement to consult the Coal Authority regarding development within the "Development Low Risk Area", instead an informative note can be appended to the decision notice which constitutes the deemed consultation response. The application site falls within an area at low risk of ground movement as a result of past mining activities as determined by the Coal Authority. As such it is considered that it is unnecessary in this case to require a survey of land stability to be carried out with regard to previous mining activity which may have taken place within the locality. It is

recommended that the Coal Authority's standing advice is provided with any grant of approval. As such it is considered that the proposal is acceptable with regard to ground stability in accordance with paragraphs 174 and 183 of the National Planning Policy Framework.

Representations:

Two letters of representation have been submitted and addressed below:

- Design and materials proposed for the dormer are not in keeping and will stand out from the rest of the development

Response: This has been addressed within the assessment above

- Size of dormer will give appearance from the south elevation of a flat roofed block of flats

Response: The visual impact of the proposal has been addressed within the assessment above

- Take away privacy from other houses lower down Dodlee Lane

Response: This has been addressed within the assessment above

- Bradstone to be used should be identical specification to the rest of the building

Response: Noted and this could be conditioned should the application be approved

- Gable ends will be a lot higher and the dormer will protrude blocking daylight to neighbouring properties

Response: The impact of the proposal upon residential amenity has been addressed within the assessment above

- Extra pipework or plumbing will be unsightly not giving the house a good appearance visually so should be enforced to be kept to a minimum or concealed

Response: This is addressed in the above assessment.

- Large extra windows would directly overlook garden and property to No's 12 and 16

Response: The impact of the proposal has been addressed within the assessment above

- No. 8 ground level is approximately 3m above No. 12 and to raise the roof of the property, by building a door by a further 1m is quite significant

making the proposed extension overbearing and imposing a dominant impact on surrounding properties

Response: The impact of the proposal has been addressed within the assessment above

- Contemporary design and does not fit in with the surroundings

Response: The impact of the proposal has been addressed within the assessment above

- Current brickwork of new conservatory is starkly different from the main building

Response: Noted

- View from Lamb Hall Road, the cul-de-sac and Dodlee Lane will be significantly changed

Response: This has been addressed within the above assessment

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 development proposals do not accord with the development plan and/or the adverse impacts of granting permission would significantly and demonstrably outweigh any benefits of the development when assessed against policies in the NPPF and other material consideration.

Recommendation

REFUSE

Decision Authorisation - Delegated Powers

Application Number: 2023/92410

Officer Recommendation: Refuse

1. The proposed dormer extension, by reason of its siting, scale, massing and form would dominate the proposed extended roof form and would relate poorly to the appearance of the house resulting in a development which would be harmful to the visual amenities of the host property and wider locality contrary to Key Design Principles 1 and 2 of the SPD, Policy LP24 (parts a and c) of the Kirklees Local Plan and policies within Chapter 12 of the NPPF.

2. The proposed rear dormer extension, by virtue of its large scale, siting , amount of glazing and close proximity to neighbouring properties to the south-west would be a dominant feature that would cause undue harm to the amenities of No. 12 Dodlee Lane and No.16 Dodlee Lane as a result of the increased level of overlooking to the garden area(s) and rear elevations of these neighbouring properties contrary to Key Design Principles 3 and 4 of the House Extensions and Alterations SPD, Policy LP24 (part b) of the Kirklees Local Plan and Policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	2862 – LOC		11 th August 2023
Existing site plan	2862_(100)02 – P1		11 th August 2023
Proposed site plan	2862_(100)04 – P1		11 th August 2023
Existing elevations and floor plans	2862_(100)01 – P1		11 th August 2023
Proposed elevations and floor plans	2862)_(100)03 – P1		11 th August 2023
Planning, Heritage Statement	2862 – July 2023		11 th August 29023
Climate Change Statement			18 th August 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 have, 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. No amendments were sought as it was considered that the proposal was unacceptable in principle and that amended plans would not overcome the issues addressed within the assessment.

Report Dated:

9th October 2023

Coal – low

