

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:	2023/62/92757/W
Site Address:	2, Thistle Hill Avenue, Lascelles Hall, Huddersfield, HD5 0AX
Description:	Erection of front porch, single storey rear extension, garage extension and external render to dwelling
Recommending Officer:	Lucy Taylor

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: 29-Feb-2024

Officer Report.

Reference: 2023/92757

Location: 2, Thistle Hill Avenue, Lascelles Hall, Huddersfield, HD5 0AX

Proposal: Erection of front porch, single storey rear extension, garage extension and external render to dwelling

Site Description.

2 Thistle Hill Avenue is a two-storey detached property. The external walls of the property are faced in brick and stone, with a gable roof above infilled with tiles. To the side elevation, the property benefits from a detached single garage structure. Within the wider curtilage, the property benefits from on-site parking amenity space and outdoor garden amenity space.

The property is located within a residential area, where there is a relatively strong sense of similarity established.

Public footpath KIR/16/20 runs adjacent to the rear boundary of the site.

Description of Proposal.

Planning permission is sought for the erection of a front porch, single storey rear extension, garage extension and external render to dwelling.

The front porch extension would have the following dimensions:

- Projection – 1.5 metres
- Width – 2.2 metres
- Maximum height – 3.4 metres

The single storey rear extension would have the following dimensions:

- Projection – 2.9 metres
- Width – 8.4 metres
- Maximum height – 3.5 metres

The garage extension would take the dimensions of the garage to:

- Width – 5.7 metres
- Length – 7.3 metres
- Maximum height – 4.35 metres

The extensions would be faced in render and the garage would be faced in stone. The roofs above the extensions and garage would be infilled with matching tiles.

The ground floor of the dwellinghouse would remain faced in brick and the first floor would be rendered.

A new raised patio is to be erected to the rear elevation, projecting 1.85 metres beyond the rear elevation of the proposed single storey rear extension. The patio would be raised 0.45 metres, with glazed balustrade.

History of Negotiations/Amendments Received.

The original description of proposal read: *'Erection of front porch, single storey rear extension, erection of first floor extension to garage, external render to dwelling, formation of vehicular access'*.

The case officer recommended that consideration be given to making the following amendments:

- Brick be retained to the exterior walls of the host property.
- The garage be of a smaller size/scale and be single storey, with a pitched roof with velux windows.
- The materials to face the garage be in keeping with the brick to the host property.
- The exterior materials of extensions be in keeping with the brick to the host property.

In response to the case officers' recommendations, an amended plan was submitted. This amended plan forms the basis of the determination of this application.

In conjunction with the submission of the amended plan, the description of proposal was altered to reflect the amended scheme. The planning agent provided agreement to the amended description of proposal via email.

Relevant Planning History.

No relevant planning history at the application site, to neighbouring properties:

- 2014/92208 – No. 10 Lower Hall Road – Erection of 2 storey rear extension, balcony to front elevation, alterations and regarding works to rear. *Granted Conditional Full Permission.*

- 2018/90590 – No. 1 Thistle Hill Avenue - Demolition of existing rear conservatory and erection of single storey extension. *Granted Conditional Full Permission.*

Representations.

The application was advertised via site notice, in the newspaper and by neighbour notification letters.

Final publicity date expired: 24 November 2023.

In response to publicity, one objection was received, which set out the following concerns:

- Objection to windows, request that the velux windows to the roof of the games room are reconsidered on the grounds of privacy. If these were to go ahead as planned, they would look directly into habitable rooms at neighbouring properties.

It should be noted that officers did not consider it necessary to re-advertise the application in conjunction with the submission of an amended plan and revised description of proposal. This decision was due to the fact the principal of development remained, in large, as originally proposed, with the overall extent of built form to be reduced.

Consultation Responses.

KC Highways Development Management (formal & informal) – Following the submission of plans to remove the extra parking bay at the top of the site, the proposals are considered acceptable to Highways.

KC Highways Structures (formal & informal) – Raised no objection, with the inclusion of a pre-commencement condition regarding the submission of details for the design of the proposed retaining wall, including any modification to the existing embankment/wall supporting Lower Hall Road.

Kirkburton Parish Council – No comment.

Policy/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).

The site falls in an area with a known presence of bats and within an area identified by the Coal Authority as being at high risk of ground movement as a result of former mining activity.

Public footpath KIR/16/20 runs adjacent to the rear boundary of the site.

Kirklees Local Plan:

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP23 – Core Walking and Cycling Network
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP51 – Protection and Improvement of Local Air Quality
- LP53 – Contaminated and Unstable Land

Supplementary Planning Documents:

Highways Design Guide SPD (2019)

House Extensions and Alterations SPD:

The Kirklees House Extension and Alterations SPD, adopted on 29 June 2021, has been prepared to help householders, developers, agents and architects who are planning and designing an extension or alterations (householder development) to an existing residential property, including conservatories and outbuildings, such as garages. It provides detailed guidance regarding the standard of development that will help achieve a well-designed house extension or alteration required by the Council.

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th December 2023, together with Circulars, Parliamentary 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 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment.

The following matters are considered in the assessment below: -

- 1) Principle of Development
- 2) Impact on Visual Amenity

- 3) Impact on Residential Amenity
- 4) Impact on Highway Safety
- 5) Other Matters
- 6) Representations
- 7) Conclusion

1) Principle of Development

Chapter 2 of the NPPF states that: *“Planning policies and decisions should play an active role in guiding development towards sustainable solutions...”*

Chapter 2 of the NPPF goes on to further state that objectives should: *“support strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment...”*

In line with the NPPF, Policy LP1 of the Kirklees Local Plan (KLP) declares that: *“...the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.”*

Policy LP1 goes further and states: *“The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”*

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”*.

In this instance, it can be stated that the principle of development in this application could be acceptable, subject to the assessment of impacts on visual and residential amenity, as well as highway safety and any other impacts that may arise. These will be discussed below.

2) Impact on Visual Amenity

The NPPF offers guidance relating to design in chapter 12 (achieving well designed places), which states: *“The creation of high-quality 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 135 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, while 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 proposals should promote good design by ensuring:

- *'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 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.

Firstly, the application of render to the host property is considered to be an appropriate design alteration from a visual amenity perspective. Whilst the predominant vernacular in the locality is brick faced dwellings, several properties in the locality have render detailing established and several have white clad front dormers. In addition to this, No. 10 Lower Hall Road, located east of the site is entirely faced in render. Therefore, given that brick is to be retained to the ground floor of the dwellinghouse, it is not considered that the introduction of render to the first floor would disrupt the established character of the street scene.

Paragraph 5.6 of the House Extensions and Alterations SPD sets out that single storey rear 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 terrace houses or by 4 metres for detached properties; and
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

The proposed rear extension to 2 Thistle Hill Avenue is considered to appropriately comply with the design criterion of the SPD as set out above.

The proposed rear extension to 2 Thistle Hill Avenue is considered to be a subservient addition, due to its single storey height, with a lean-to roof proposed above that, by form, naturally works to reduce the potential for undue bulking/massing from its overall appearance. The roof would be infilled with matching tiles and the walls of the extension will harmonise with the

design of the host property, with render to be applied to the first floor of the host dwelling as part of the development scheme.

The forms of fenestration are also considered acceptable visually, in keeping with the architectural design of the host property, whilst enhancing the contemporary design of the property through the use of roof lighting.

In turn, it can be concluded that the rear extension will not be an obtrusive addition to the host dwelling and will sympathetically complement the existing architectural style of the dwellinghouse.

It should also be noted that the new raised is to have a maximum height of only 0.45 metres from the level of the garden and therefore, is not considered to pose any detriment visually with regard to impacts of bulking and/or massing.

Paragraph 5.14 of the House Extensions and Alterations SPD sets out that front extensions will not normally be permitted unless:

- the house is set well back from the pavement or is well screened;
- the extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area;
- the materials and design match the existing features of the original house; and
- the extension would not unreasonably affect the neighbouring properties.

The proposed front extension to 2 Thistle Hill Avenue is considered to appropriately comply with the design criterion of the SPD as set out above.

The front extension would remain set back from the front boundary of curtilage of the site by approximately 5.8 metres and the size/scale of the front extension is considered to be small and subservient to the original building, single storey in height with a projection of only 1.5 metres. In addition, the front extension is considered to be well-designed and in keeping with the character of the host dwelling. The roof would be infilled with matching tiles and the walls of the extension will harmonise with the design of the host property, with render to be applied to the first floor of the host dwelling as part of the development scheme.

Paragraph 5.3 of the House Extensions and Alterations SPD sets out that outbuildings should normally:

- be subservient in footprint and scale to the original building and its garden taking into account other extensions and existing outbuildings;
- be set back behind the building line of the original building so that they do not impact on the street scene; and

- preserve a reasonable private amenity space appropriate to the potential number of occupants of the house, and follow a general principle that no more than 50% of garden space should be lost.

Whilst the detached garage structure would be increased in size/scale, including an increase in height, it is considered that it would remain subservient to the host dwelling. With regard to the dimensions of the developed garage, the ridge height of the developed garage would retain a set down of approximately 1.85 metres from the host dwelling, the width of the garage would be approximately 2.6 metres less than the total width of the host dwelling and the length would remain the same as the length of the existing single detached garage structure. The developed garage would preserve a reasonable private amenity space.

With regard to the siting of the detached garage, the position of the principal elevation would remain as existing, retaining a set back of approximately 0.3 metres from the principal elevation of the host dwelling.

The plans suggest that the detached garage would be faced in stone, with a tiled gable roof above, infilled with tiles to match.

Although the site does form a corner plot, it is considered the guidance in the SPD is not relevant here, as it is an existing outbuilding that is on the corner. The revised design would marry well with the host property and as the garage is already forward of the Lower Hall Road building line, this would not introduce an incongruous feature.

For all of the reasons outlined above, it is considered that the proposal would not cause detrimental harm to the visual amenities of the locality. The proposed development is considered to comply with Chapter 12 of the National Planning Policy Framework, LP24 of the Kirklees Local Plan and Key Design Principles 1 & 2 of the House Extension 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.”*

Further to this, Paragraph 135 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.

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.

In accordance with Key Design Principle 7 of the House Extensions and Alterations SPD, the proposal will retain an appropriate extent of outdoor amenity space at 2 Thistle Hill Avenue.

It is considered that the properties most likely to be affected by the proposed development are those which directly neighbour the site, these are assessed in turn below:

No. 4 Thistle Hill Avenue:

The proposed rear extension is single storey in height and separated from the shared boundary with No. 4 by approximately 1 metre. Furthermore, the single storey rear extension would comply with the line of 45 degrees, as set out in Key Design Principle 5 of the House Extensions and Alterations SPD. Therefore, the proposed single storey rear extension is not considered to result in any undue impacts of overbearing or overshadowing for the occupiers of No. 4. The extension proposed no glazing on the side elevation facing towards No. 4 and therefore, would not result in any undue impacts to residential privacy.

As part of any approval of this application, a condition will be imposed to ensure that a privacy screen is installed along the shared boundary between No. 2 and 4 for reasons of retaining an appropriate level of residential privacy.

The front extension would retain a separation distance of approximately 6 metres from the shared boundary with No. 4 and the garage extension a separation of approximately 12 metres from the shared boundary. These distances are considered appropriate to ensure no undue impacts of overbearing or overshadowing.

It is considered that the proposed works would be a sufficient distance away from any other properties to prevent undue harm to residential amenity in terms of loss of light, loss of privacy or overlooking, or the creation of an overbearing affect.

The extensions would retain a minimum separation distance of approximately 9 metres from the nearest boundary with No. 1 Lower Hall Crescent to the rear of the site and the raised terrace a separation distance of approximately 7 metres from this nearest boundary. Even greater separation distances would be retained from the siting of No. 1 Lower Hall Crescent.

The extensions would retain a minimum separation distance of approximately 14.5 metres from the nearest boundary with No. 1 Thistle Hill Avenue to the front of the site.

The garage is now indicated to be a single storey structure, whilst wider and with a pitched roof. This would not reduce minimum distances between properties to this garage and it is considered to be well-separated from surroundings properties so as not to form an unacceptable feature.

For these reasons, the proposed development at 2 Thistle Hill Avenue is not considered to cause undue harm to the residential amenities of neighbouring properties. It is therefore considered that the proposed development complies with Chapter 12 of the NPPF, LP24 of the Kirklees Local Plan and Key Design Principles 3, 4, 5, 6 and 7 of the Council's adopted House Extensions and Alterations SPD.

4) Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

There is no change proposed to the number of bedrooms and therefore the parking requirements will remain as existing, nor will it alter the existing parking arrangements on site or access to and from the adjoining highway, therefore, the proposal is considered to be acceptable from a highway safety perspective.

In turn, the proposed developments to 2 Thistle Hill Avenue would appropriately accord with Chapter 9 of the NPPF, LP21 and LP22 of the Kirklees Local Plan and Key Design Principle 15 of the House Extension SPD.

5) 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 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.

As part of this application, a Climate Change Statement was submitted, which set out various mitigation measures. Considering the small-scale of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs any further mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the NPPF and Policy LP51 of the Kirklees Local Plan.

Bats:

Chapter 15 of the National Planning Policy Framework is 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 lies within the bat alert layer on the Council's GIS system.

The proposal would see works to roofing forms at 2 Thistle Hill Avenue, which therefore poses the potential for roosting bats to be present. Given the age / design of the property it is not considered necessary for a full assessment of the roof space to be undertaken in this case given the low likelihood for roosting bats to be present.

Even so, as a cautionary measure, in the event of any grant of permission a note would be added to the decision notice, stating that if bats are found development shall cease and the advice of a licensed bat worker sought. This is to accord with the aims of Chapter 15 of the NPPF.

Land Stability:

Policy LP28 seeks to ensure development has an acceptable impact, having regard to surface water drainage. Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework are relevant which seek to ensure that a site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation.

Paragraph 190 of the National Planning Policy Framework states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

As part of the determination of this application, a formal consultation has been undertaken with KC Highways Structures, where no objection to the scheme was raised, but it was recommended that, upon any grant of approval a condition regarding land stability be included.

As a result of negotiation with the applicant / planning agent, an amended plan was submitted, which saw the removal of the originally proposed additional access and parking to the north east of the site. As the amendments removed the part of the proposal on the existing embankment/wall supporting Lower Hall Road, and works to an existing low retaining wall close to the boundary of the extended garage. Officers did not consider it reasonable in this instance to impose a pre-commencement condition upon any grant of approval, given the scale of amendments.

Alternatively, officers deem it reasonable to impose the following informatives upon any grant of approval:

NOTE: It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the Highways Structures section for works near or abutting highway and any retaining structures. Contact Highways Structures Section on Tel No. 01484 221000 who can advise further on this matter.

NOTE: with regard to land stability, it is brought to the applicant / developers' attention that responsibility for securing a safe development rests with the developer and/or landowner.

Subject to the inclusion of this informative, the proposal is considered to be acceptable with regard to land stability.

6) Representations

In response to publicity, one representation was received. The representation received is set out below, accompanied by an officer response.

- Objection to windows, request that the velux windows to the roof of the games room are reconsidered on the grounds of privacy. If these were to go ahead as planned, they would look directly into habitable rooms at neighbouring properties.

Officer response: the applicant has been determined acceptable from a residential amenity perspective, set out in depth within assessment section 3 'Impacts on Residential Amenity'

It should be noted that the originally proposed games room was removed as part of the amended plan.

7) 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 would constitute sustainable development and is therefore recommended for approval.

Recommendation: Approve

Decision Authorisation – Delegated Powers

Application Number: 2023/92757

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.
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, LP23, LP24, LP30, LP51 & LP53 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8 & 15 of the Council's adopted House Extensions and Alterations SPD and policies within Chapters 2, 4, 12, 14 & 15 of the National Planning Policy Framework.
3. The raised patio shall not be brought into use until a 1.8 metre privacy screen has been placed on the western elevation of the raised terrace, along the shared boundary between No. 2 and No. 4 Thistle Hill Avenue. The privacy screen shall thereafter be retained.
Reason: To prevent overlooking to the neighbouring properties and to accord with Policy LP24 of the Kirklees Local Plan the Key Design Principles of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.
4. In the event that contamination, or the presence of coal not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been

submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

NOTE: It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the Highways Structures section for works near or abutting highway and any retaining structures. Contact Highways Structures Section on Tel No. 01484 221000 who can advise further on this matter.

NOTE: with regard to land stability, it is brought to the applicant / developers' attention that responsibility for securing a safe development rests with the developer and/or landowner.

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Plans and Specifications Schedule: -

Plan Type	Reference	Version	Date Received
Plans, Elevations and Views as Existing and Proposed	2326-01	Rev B	07.02.24
Climate Change Statement	-	-	22.09.23

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.

In response to the case officers' recommendations, an amended plan was submitted.

Report dated:

28.02.24