

Enquiries to: Victor Grayson

Kirklees Direct
Tel: 01484 414746
Email: victor.grayson@kirklees.gov.uk

Joanne Pearson
Yorkshire Country Properties Ltd
Principle House, Tandem Industrial Estate
Wakefield Road
Fenay Bridge
Huddersfield
HD5 0AL

Date: 20-Dec-2023
Our Ref: 2023/92773

Dear Sir/Madam

**Application for a non-material amendment following a grant of planning permission,
Town and Country Planning Act 1990**

**Non material amendment to previous permission 2019/91657 for erection of 30
dwellings**

Land at Station Road, Skelmanthorpe, Huddersfield, HD8 9BA

Application Number: 2023/92773

Thank you for your application dated 20/09/2023 for a non-material amendment (hereafter referred to as “amendments”) to the above scheme.

The amendments now proposed are as follows (as described on your application form):

- Plots 16-18 (C2 type) – rear bifold door replaced with French door and window.
- Plot 28 (E type) – rear bifold door replaced with French door.
- Plots 19-22 (F type) – rear bifold door replaced with French door and side lights.
- Plot 25 (K type) – single-storey rear projection removed, window and door positions amended (also shown on site layout plan).
- Plot 26 (N type) – triple bifold door replaced with quad bifold door, and French doors to lounge replaced with triple windows.

The proposed amendments are illustrated and explained in the following drawings / documents:

- House Type NMA Booklet (Parker Peel Architectural, 1902-HT-04, June 2023)
- Site Layout Plan 1902-SI-04 rev M

I confirm that the alterations are acceptable and may be considered as a non-material amendment to the approved drawings. It should be noted that this letter relates only to the non-material amendment sought and it is not a re-issue of the original planning permission. The two documents should be read together and as such, all conditions imposed on the original granting of planning permission apply to the proposal as now amended. A copy of this letter and the amended plans will be retained on the public record of approved documents.

Of note, only the amendments described above have been considered under this application. Officers have not compared the submitted drawings with those previously approved to ascertain whether any other amendments (not listed above) have been illustrated. If there are indeed any such additional amendments, these are not approved under this application, and a further amending application may need to be submitted in relation to them.

I would draw your attention to the need to deal with the Building Surveyor to ensure that the proposal, as amended, still complies with the Building Regulations.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Victor Grayson

Victor Grayson, Development Management Masterplanner
for Mathias Franklin, Head of Planning and Development