

# **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:         | <b>2023/62/93136/W</b>                             |
| Site Address:         | 231, Wakefield Road, Lepton, Huddersfield, HD8 0DH |
| Description:          | Erection of single storey rear extension           |
| Recommending Officer: | Molly Storer                                       |

### **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.**

John Holmes

***AUTHORISED OFFICER***

**Date: 25-Jan-2024**

## HOUSEHOLDER DELEGATED REPORT

|                                                   |                                                                                                   |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>Application Number</b>                         | 2023/93136                                                                                        |
| <b>Location</b>                                   | 231, Wakefield Road, Lepton, Huddersfield, HD8 0DH                                                |
| <b>Proposal</b>                                   | Erection of single storey rear extension                                                          |
| <b>Publicity end date</b>                         | 11 <sup>th</sup> December 2023                                                                    |
| <b>Number of representations received</b>         | One received from the parish council who state they have no comment to make                       |
| <b>Kirklees Local Plan Allocation/Designation</b> | The site is in an area with a known presence of bats and is also within the designated Green Belt |
| <b>Extension to Time (EoT)</b>                    | Yes <b>EoT Date:</b> 26 <sup>th</sup> January                                                     |
| <b>Recommendation</b>                             | Conditional Full Permission                                                                       |

|                                                                                                       | <b>NO</b> | <b>YES</b> |
|-------------------------------------------------------------------------------------------------------|-----------|------------|
| <b>Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)</b> | ✓         |            |
| <b>Contrary to previous decision</b>                                                                  | ✓         |            |
| <b>Called in by Ward Member</b>                                                                       | ✓         |            |
| <b>Significant number of representations received</b>                                                 | ✓         |            |

### If 'No' to all above, proceed with a fast track report

By indicating that the development proposal complies with relevant national and local policy and the 'House Extensions and Alterations' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

### Policy

#### National

National Planning Policy Framework (NPPF) December 2023  
National Planning Practice Guidance (NPPG)

- NPPF Chapter 2 – Achieving sustainable development

- NPPF Chapter 12 – Achieving well-designed places
- NPPF Chapter 13 – Protecting Green Belt land
- NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- NPPF Chapter 15 – Conserving and enhancing the natural environment

### Local

Kirklees Local Plan (LP):

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways and access
- **LP 22** – Parking
- **LP 24** – Design
- **LP 30** – Biodiversity and geodiversity
- **LP 51** – Protection and improvement of air quality
- **LP 57** – The extension, alteration or replacement of existing buildings

Supplementary Planning Document ‘House Extensions and Alterations’ (2021).

- Key design principle 1: Local character and street scene
- Key design principle 2: Impact on the original house
- 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 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

|                                                      | <b>YES / NO</b> | <b>SUMMARY</b>                                                                                                                             |
|------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Negotiations/Amendments during course of application | Yes             | With regards to the original plans it was suggested that there would be negative impact to the nearest ground floor window to the attached |

|                                     |     |                                                                                                                                                                                                                  |
|-------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |     | dwelling (no.229) in terms of loss of light. In order to reduce the impact on the adjoining property the agent provided amended plans to show a reduction in the projection of the extension and overall height. |
| Parish/Town Council comments sought | Yes | Kirkburton Parish Council – No comment                                                                                                                                                                           |
| Planning History                    | Yes | 94/90914 - Erection of detached garage - Conditional full permission<br><br>95/92703 - Erection of detached garage and utility room - Permitted development                                                      |
| Consultations required              | No  |                                                                                                                                                                                                                  |

## **Assessment**

### *Green Belt*

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the exceptions set out in paragraph 149 and 150.

Within paragraph 154 the exception listed at part c) is for 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 the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that the original building remains the dominant element both in terms of size and overall appearance including the design and materials as well as having regard to previous extensions and the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas.

The proposal being single storey and to the rear of the host property is not considered to be of a scale over and above that of the original dwelling house that would be considered disproportionate, particular taking into account the single storey design of the development proposal.

In this instance, whilst the site falls within the Green Belt, the character and feel of this part of the street feels somewhat urbanised, when taking account

the siting directly to the rear such that glimpsed views through the site are still able to be taken it is considered this further lends weight to the conclusion that the proposed extension would not be disproportionate to the original dwelling. It is therefore considered that in this case the proposal meets the requirements of policy LP57 and also those within paragraph 154 of Chapter 13 of the NPPF. The proposal is therefore concluded to be acceptable having regard to the Green Belt allocation of the site.

#### *House Extensions and Alterations SPD Considerations*

The following section sets out the applicable considerations of the Council's adopted House Extensions and Alterations SPD, and provides an assessment of the proposal in regard to those.

The application seeks permission for the erection of a single storey rear extension.

The extension would be 2.49m to eaves, 3.45m maximum height, 3.5m projection and 5.74m width. This would create an open plan kitchen area. The external walls of the extension would be brick faces with stone sills and heads to match existing. The roof would be of a lean-to roof design with modern concrete roof tiles also to match existing. The roof would include two roof lights and the other openings would be aluminium frame windows and bi-fold doors with a power coated finish. The extension would be 230mm clear of the boundary line.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraphs 5.1 and 5.6 on pages 23 and 24 (and listed below) and if they do not, they need to be justified:

| <b>Rear extensions should:</b>                                                                                       | <b><u>Yes - COMPLY</u></b>                                                                          | <b><u>No - JUSTIFY</u></b> |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------|
| Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained | Yes- the large majority of garden area to the rear would be retained.                               |                            |
| Be set behind the original building, and not projecting beyond the sides                                             | Yes- the extension would lie within the parameters of the existing side elevations of the property. |                            |
| Maintain external access to the rear garden                                                                          | Yes- access to the rear garden by the side of the property would be retained.                       |                            |

|                                                                                                                                                         |                                                                                         |                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Single storey rear extensions should:</b>                                                                                                            |                                                                                         |                                                                                                                                                                                                                                                                                                   |
| be in keeping with the scale and style of the original house                                                                                            | Yes- simple lean-to roof design and as it is single storey in height it is subservient. |                                                                                                                                                                                                                                                                                                   |
| not normally cover more than half the total area around the original house (including previous extensions and outbuildings)                             | Yes- does not cover more than half of the total area around the original house.         |                                                                                                                                                                                                                                                                                                   |
| not exceed 4 metres in height                                                                                                                           | Yes- does not exceed 4 meters in height                                                 |                                                                                                                                                                                                                                                                                                   |
| not project out more than 3 metres from the rear wall of the original house for semidetached and terraces houses or by 4 metres for detached properties |                                                                                         | No- the projection from the rear wall is 3.5m, however this is justified as there is an existing 2.3m high existing boundary fence with the adjacent neighbour which runs along the whole boundary. In addition, this projection has been reduced from 4m in the original plans to reduce impact. |
| where they exceed 3m in length the eaves height should generally not exceed 2.5 meters                                                                  | Yes- the eaves height does not exceed 2.5 meters to the eaves.                          |                                                                                                                                                                                                                                                                                                   |
| retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge                                                               |                                                                                         | No- the extension would only retain a 0.23m gap from the boundary. However this is justified due to the existing 2.3 meter high existing boundary fence which screens the extension. In addition the reduced height of the eaves reduces negative impacts to the adjoining neighbour.             |

#### **Design and Visual Amenity:**

*The application site relates to 231 Wakefield Road, a two storey semi-detached dwelling in the area of Lepton. The property is constructed out of red brick to the rear and has a stone frontage. It benefits from a large driveway to the front and side. The site also has a large amenity space to the rear and due to the topography of the site this slopes very steeply upwards as it gets closer to the rear. The site also has a large, detached garage/utility room to the rear and a smaller garden room at the very top of the garden. There is also a 2.3m high existing boundary fence with the adjacent neighbour*

Consideration has been given here in terms of the proposals impact on the local character and street scene, including subservience, terracing and building line.

|                                                | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>                                                                  | <b>Further comments</b>                                                                                                                                                                                                                                                                                                               | <b>✓ / X / N/A</b> |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Impact on the Local character and street scene | <ul style="list-style-type: none"> <li>• KDP1 of the SPD</li> <li>• Policy LP24 Design (a) and (c) of the KLP</li> <li>• Chapter 12 NPPF</li> </ul>                    | Limited views from public vantage points as located to the rear and a 2.3 meter fence surrounding the property to the rear and sides. The design of the extension is in keeping with the host property. Therefore, the extension is a distance / design such that it is concluded to have an acceptable impact upon the street scene. |                    |
| Impact on original house                       | <ul style="list-style-type: none"> <li>• KDP2 of the SPD</li> <li>• Policy LP24 Design (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>             | Subservient due to being single storey and constructed from matching materials.                                                                                                                                                                                                                                                       |                    |
| Height, scale and massing                      | <ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | Single storey and width of 5.74m which is less than the width of the original property - appears proportionate when viewed from side elevations and the height                                                                                                                                                                        |                    |

|                                |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                   |  |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                |                                                                                                                                                                        | does not affect first floor windows.                                                                                                                                                                                                                                              |  |
| Facing materials and detailing | <ul style="list-style-type: none"> <li>• KDP 9 of the SPD</li> <li>• Policy LP24 Design (d) (iii) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>              | Materials to match - the external walls of the extension would be brick faced with stone sills and heads to match existing.                                                                                                                                                       |  |
| Roof style                     | <ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | The roof would be of a lean-to roof design with modern concrete roof tiles also to match existing.                                                                                                                                                                                |  |
| Window proportions             | <ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | There would be large bi-folding doors and additional windows from the roof to the floor in the side facing, southeastern elevation. There will be a three panel opening on the rear, northeast facing elevation, two roof lights and no openings in the northwest side elevation. |  |
| Accessibility for all users    | <ul style="list-style-type: none"> <li>• KDP 17 of the SPD</li> <li>• Policy LP24 Design (f)</li> <li>• Chapter 12 of the NPPF</li> </ul>                              | Private domestic extension- no alterations to general access.                                                                                                                                                                                                                     |  |

The design of the proposal is therefore acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

**Residential Amenity:** Are the considerations in the following table acceptable?

*The main properties affected are:*

*229 Wakefield Road- adjacent neighbour to the northwest – a two story semi-detached dwelling set on the same ground level and on the same building line.*

233 Wakefield Road- adjacent neighbour to the southeast – a single storey semi detached dwelling set on a significantly lower ground level than the applicant site. It hosts a large, detached garage to the rear

There are no properties within close proximity to the rear (northeast) boundary of the site which would be materially affected by the proposal.

|                                                                      | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>                                                 | <b>Further comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>✓ / X / N/A</b> |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Impact on privacy of neighbours (to sides, rear and front)           | <ul style="list-style-type: none"> <li>• KDP 3 &amp; 4 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul> | There are no proposed openings within the northwest elevation, even so this elevation is almost fully covered by the 2.3 meter high fence. The openings within the southeast elevation would be at a significant distance away ~5 meters away from the neighbouring dwelling. Furthermore this neighbour is also screened by a 2.3 meter fence which blocks the view of the extension. The openings located within the rear elevation would have no material impact on privacy given the single storey design of the proposal and intervening structures / screening between the proposal and neighbouring properties to the rear. | ✓                  |
| Impact on light and outlook of neighbours (to sides, rear and front) | <ul style="list-style-type: none"> <li>• KDP 4, 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> <li>• Chapter 12 of the NPPF</li> </ul>        | Limited impact due to being single story in height and the presence of the existing boundary fences. Due to the orientation of the dwellings there would be                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                  |

|                                                |                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |   |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                                                |                                                                                                                                                  | some impact on sunlight to 229 Wakefield Road. However, even though the projection is more than permitted development this fall back option could increase the height of the extension leading to an increased impact on light and outlook. Therefore on the balance this is not considered grounds for refusal. The impact of the proposal upon no.233 is not considered to be significant in terms of overshadowing given the distance the proposal would be sited from this property and the scale of the proposal. |   |
| Remaining garden space of application property | <ul style="list-style-type: none"> <li>• KDP 7 of the SPD</li> <li>• Policy LP24 Design (b) and (c)</li> <li>• Chapter 12 of the NPPF</li> </ul> | Acceptable level of remaining garden space                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓ |

The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

**Highways and Parking:** Are the following acceptable?

|                          | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>                                                 | <b>Further comments</b> | <b>✓ / X / N/A</b> |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------|
| Impact on highway safety | <ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | N/A                     | N/A                |

|                             |                                                                                                                                                       |                                                                                   |   |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---|
| Parking provision           | <ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | Property hosts a driveway – no additional bedrooms proposed so parking unaffected | ✓ |
| Provision for waste storage | <ul style="list-style-type: none"> <li>• KDP 16 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul>        | None shown on plan however sufficient space within site boundary                  | ✓ |

The proposal is therefore acceptable in terms of highways and parking and accords with policies LP21 and LP22 of the adopted Kirklees Local Plan, the SPD and the NPPF.

**Other matters:** Are the following acceptable?

|                                          | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>                                                                | <b>Further comments</b>                                                                                                                                                          | <b>✓ / X / N/A</b> |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Impact on trees                          | <ul style="list-style-type: none"> <li>• KDP 13 of the SPD</li> <li>• Policy LP24 Design (d) (i) (iv) Policy LP33 Trees</li> <li>• Chapter 12 of the NPPF</li> </ul> | N/A                                                                                                                                                                              |                    |
| Impact on ecology                        | <ul style="list-style-type: none"> <li>• KDP 12 of the SPD</li> <li>• Policy LP30</li> <li>• Chapter 15 of the NPPF</li> </ul>                                       | Within Bat Alert layer on mapping system. Advisory note to be added to decision notice should bats be found during construction.                                                 | ✓                  |
| Carbon Budget / Climate change statement | <ul style="list-style-type: none"> <li>• KDP 8, 9, 10 &amp; 11 of the SPD</li> <li>• Policy LP51</li> <li>• Chapter 14 of the NPPF</li> </ul>                        | Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the planning application with regards to carbon emissions. A Climate | ✓                  |

|                         |                                                                                                                                  |                                                                                                                                                   |   |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                         |                                                                                                                                  | Change Statement has been submitted with this application.                                                                                        |   |
| Drainage and Flood Risk | <ul style="list-style-type: none"> <li>• KDP 14 of the SPD</li> <li>• Policy LP24 (d) (vii), LP27 and LP34 of the KLP</li> </ul> | The rear garden and landscaping would be retained to allow for run-off. The site is not located within an identified Flood Risk Zone 2 or 3 area. | ✓ |

The proposal is therefore acceptable in terms of the above listed other matters and accords with policies set out in the Kirklees Local Plan, the SPD and the NPPF.

#### **Representations, including Parish/Town Council comments:**

| <b>Summary of Representation</b> | <b>Officer response</b> | <b>Addressed<br/>✓ / X / N/A</b> |
|----------------------------------|-------------------------|----------------------------------|
| None                             |                         |                                  |

#### 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: **CONDITIONAL FULL PERMISSION**

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#### **Decision Authorisation - Delegated Powers**

**Application Number:** 2023/93136

**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 to accord with Policies LP01, LP02, LP21, LP22, LP24 & LP57 of the Kirklees Local Plan, Key Design Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12, 13 and 14 of the National Planning Policy Framework

3. The external walls and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

**Reason:** In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

**NOTE:** The Council's GIS system indicates that 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 to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. 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.

Plans and specifications schedule:-

| Plan Type                                                | Reference | Version | Date received |
|----------------------------------------------------------|-----------|---------|---------------|
| Application form                                         | -         | -       | 24/10/2023    |
| Existing ground and first floor plans and location plans | 23/55/01  | -       | 24/10/2023    |
| Kirkburton Parish Comments                               | -         | -       | 08/12/2023    |
| Climate Change Statement                                 | -         | -       | 02/11/2023    |
| Existing elevations                                      | 23/55/02  | -       | 24/10/2023    |
| Proposed ground floor plan, roof plan and site plan      | 23/55/03  | A       | 20/01/2024    |
| Proposed elevations                                      | 23/55/04  | A       | 20/01/2024    |

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. It was considered necessary to seek amendments/further information during the course of this application these have been discussed in the officers report.

**Report Dated:** 23/01/2024