

**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:	2023/62/93206/W
Site Address:	4, Dorchester Road, Fixby, Huddersfield, HD2 2JZ
Description:	Erection of single and two storey extensions and raised patio to existing dwelling
Recommending Officer:	Tom Hunt

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: 24-Jan-2024

Officer Report

Site Description

2023/93206 – 4, Dorchester Road, Fixby, Huddersfield, HD2 2JZ

The application site relates to a two-storey, detached property constructed of stone and finished with cream render to the first storey with a steep hipped tile roof. It sits in a relatively large plot approximately L shaped with its front amenity space being landscaped and hard surfaced with a driveway serving two integral garages. There are mature trees within the front amenity space. To its rear are very large lawned/landscaped gardens with one side adjacent to the A641 and a wooded area with group TPO ref: 17/98/g1 and two more TPOs to the far northwest corner. Adjacent to the rear elevation there is a raised platform area and small raised platform area.

The site is located in a residential area with the vicinity comprising properties of range of character styles and designs. The properties within the local area are constructed in a range of materials including stone and render.

The site is not within a Conservation Area, is not a Listed Building or affecting the setting of a listed building. The rear of the site is within the Green Belt, where the proposed outbuilding was originally to be sited.

Description of Proposal

Erection of single and two storey extensions and raised patio to existing dwelling.

All figures are approximate and in metres.

It is proposed to have an infill alteration of the front existing garage door with window and natural stone walling, and new double entrance doors with sidelights and stone returns and lintel detail to match the existing at front. A garage door would be replaced like for like.

To the rear, it is proposed to have a full width, single-storey, flat roofed with parapet stone coping detail, rear extension projecting 6m with a 13m width and an adjoining rear section projecting 5.3m with a width of 3.2m. The extension would be on sloping ground falling from southwest to northeast and

therefore would be 4.2m height measured from northeast and 3.5m measured from southwest ground levels adjacent to the host's rear. Viewed from the rear, it would appear a maximum of 4.7m height from lowest ground level.

To the northwest corner of the host, a first-floor gable frontage extension would project 2.8m and be 6m width. This would have a ridge height of 8.6m with eaves to match the host towards the centre and be 6.4m height from ground level on the flank boundary. This would serve to extend an existing bedroom to have extended ensuite and new walk in wardrobes.

The single-storey rear extension would be mostly glazed with sliding doors, be windowless to the southwest flank elevation and would have two obscure glazed windows to its northeast flank elevation. The first-floor extension would have gable end glazing with windows. There would be two rooflights to the single-storey, flat roofed rear extension.

Internally there would be configuration of rooms to have an open plan living/kitchen/dining area, conversion of garage to utility and plant room with bathroom/lobby. The remaining garage would be 2.6m width by 5.8m depth internally.

There would be a sawn stone patio area that would be raised a range of 1-1.4m on sloping ground level, projecting a maximum of 4.8-6.8m from the rear of the extension with external steps. This would have a 1.7m height stone privacy screen from platform level extending either side of the paved area and a toughened glass balustrade at rear at a height of 1.1m from platform level. The paved area would have a hot tub adjacent to the privacy screen to the northeast.

All extensions would be finished in render to elevations, with the first-floor extension's roof tile to match the host. The single-storey rear extension would have a fibre glass roof.

History of negotiations/amendments received.

The case officer considered the application on review and sought reductions to the originally proposed outbuilding to minimise impact on the Green Belt. This outbuilding was removed after discussion. A change of description was agreed with the agent. The new single-storey rear extension's northwest side elevation windows were obscurely glazed on amended plans following assessment of the impact on residential amenity.

Relevant Planning History

2018/91788 Erection of single storey rear extension, two storey side extension and dormer extension to rear.
Approved

Officer Note: No openings are proposed for the side elevation of the extension which will prevent overlooking. However, in the interest of

residential amenity, it is considered acceptable to condition that no openings shall be erected in this elevation in the future.

“4. Notwithstanding the provisions of section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Act or Order with or without modification) no new door or window openings other than those expressly authorised by this permission shall be constructed in the external walls of the north eastern side elevations of the extension at any time without the prior written approval of the local planning authority. Reason: So as not to detract from the amenities of adjoining property by reason of loss of privacy and to accord with Policy D2 of the Kirklees Unitary Development Plan and Policy PLP24 of the Publication Draft Local Plan.”

2020/91980	Erection of detached building to create dwelling forming annex accommodation associated with 4, Dorchester Road, Fixby, Huddersfield, HD2 2JZ. <i>Withdrawn</i>
2020/93394 dwellings.	Outline application for erection of 2 detached <i>Refused</i>
2022/90725	Erection of single storey rear extension with raised patio and rear dormer extension with balcony <i>Approved.</i>

Enforcement History:
COMP/20/0248

Alleged breach of conditions (app. 2018/91788).
NFA - Permitted development.

Officer Note: this was investigated by the Enforcement Officer which found that the extension was constructed under Permitted Development Rights and consequently the Planning Application 2018/91788 did not have condition 4 in effect. Permitted Development Rights do not control ground level windows from being installed.

Representations

We are currently undertaking 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 which expired on: 14/12/2023.

One representation was received Objecting to the proposal; a summary of the comments received is set out below:

- Annex's purpose/use is not clearly detailed. This could damage a mature tree close to neighbouring boundary.

Officer Note: This annex was removed.

- Extensions should be subservient to the host and in keeping with area. This would have a cumulative impact on the size of the property in relation to its neighbours.
- Trees. Rear extension has potential to harm tree roots.

Officer Note: To be considered within Visual Amenity, Trees, and Residential Amenity sections of the report.

- Overlooking from previous extension impacts privacy; a further extension would have impact to views of neighbouring garden.

Officer Note: The previous extension was investigated and found to be erected within the scope of available Permitted Development Rights which do not control side elevation windows on the ground floor. A right to view as a planning material consideration and therefore this cannot be assessed.

Amended plans were received however they were not readvertised as they did not significantly change the description of development and did not materially have a detrimental impact on planning considerations.

Consultation Responses

No technical consultees required.

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 partially unallocated land for development and the garden partially is within the Green Belt on the Kirklees Local Plan. It is within a Bat Alert layer and a Low Coal Risk Area. TPOs are to the rear and northeast boundary of the garden (ref: 17/98/g1) and to the northwest rearmost corner (ref: 17/98/t1 and 17/98/t2). It is in Flood zone 1.

Kirklees Local Plan (LP):

- **LP 1 – Presumption in favour of sustainable development**
- **LP 2 – Place shaping**
- **LP 21 – Highways and access**
- **LP 22 – Parking**
- **LP 24 – Design**
- **LP 28 – Drainage**
- **LP 30 – Biodiversity & Geodiversity**
- **LP 33 – Trees**

Supplementary Planning Guidance and other considerations

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

- Waste Management Design Guide for New Developments (Oct 2020, v.5)
- Biodiversity Net Gain in Kirklees Technical Advice Note (2021)
- Kirklees Climate Change Guidance for Planning Applications (2021)

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, 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 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed and beautiful 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
- 1) Impact on visual amenity
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Other matters – e.g. trees/ecology
- 5) Representations
- 6) Conclusion

1 – Principle of development:

1.1 Sustainable Development

Policy LP1 of the Local Plan states that when considering development proposals, the council will take a positive and proactive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

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”*.

Key Design Principles 1 and 2 of the House Extensions and Alterations SPD have been used as a guide in considering the proposal's visual amenity impact on the streetscene and host.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

1.2 Green Belt

The site is partially within the Green Belt. The altered proposal now clearly sites the proposal outside of the Green Belt and as such relevant local and national policies are no longer applicable.

2 –Impact on visual amenity:

In terms of visual amenity, general design considerations are set out in Policy LP02, and LP24 of the Local Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD, and Chapter 12 of the NPPF, which seeks to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, respecting and enhancing the character of the townscape, heritage assets and protect amenity. LP24 also requires extensions to be *“subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details”*.

Relevant to this is the Kirklees House Extensions and Alterations SPD 2021, which aims to ensure future development of extensions and alterations is of high-quality design.

The SPD paragraphs 5.1-5.6 (pages 23-24) relate to rear extensions and single-storey rear extensions. The proposal would appear in part a two-storey rear extension; as such, paragraphs 5.8-5.10 are assessed (page 25).

Generally, the extensions should preserve an external passageway to the rear garden, a garden of reasonable size, be set behind the original building and match in material to the host. The proposal would comply with all those.

The guidance goes on further to note that a single storey rear extension 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 4 metres for detached properties;
- where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

For the first-floor rear extension, they should:

- not project out more than 4 metres from the rear wall of the original detached property;
- not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary;
- be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre; and

The proposed extension would not meet normal projection guidelines for a detached dwellinghouse for single-storey extensions however the SPD advises that under paragraph 5.9, this could be accepted and justified when it is in keeping within its locality. The proposal seeks to have a large, single-storey, rear extension to a large, detached, two-storey house, screened by existing green boundary screening within the context of a generous garden and subservient to its host building. The separation distance to flank boundaries would suitably mitigate against its eaves height being above recommended guidelines and it would still appear somewhat proportionate to the host and within its garden setting. The limited projection of the first-floor extension would comply with the parameters set in the SPD and would appear visually smaller and subservient to the host.

In the wider locality, properties are of varying large sizes, architectural styles and material palettes so the proposal would be in keeping with the character of the area and would not detrimentally impact on the streetscene.

The modern architectural style of the proposed extension would be simple with materials and details in its render finish, glazing and clean lines aiding in the extension to be viewed as a modern addition to the host, harmonised with the use of render to match. It would still retain a sufficient gap of at least 1.2m to the flank northeast and 4.6m to the southwest property boundaries for visual openness and preserve a sizeable garden to avoid overdevelopment of the site. The patio would be simply detailed with perimeter glazing at rear boundary to form a permeable design that integrates with its host's render in use of similar colour and clean lines of the rear extension. It would have 1.7m height (from the platform level) stone privacy walling to either flank boundary of the patio to ensure visual screening. On balance, for these reasons, the proposal for the rear extensions with patio would be acceptable.

The infill to the garage and new entrance and garage door frontages would appear as minor alterations and visually in-keeping with the locality.

The proposal would add a significant amount of cumulative development to the host, albeit mostly restricted to the rear limiting its visual impact on the streetscene whilst retaining the original front elevation of the host. This, in this case, is concluded not to cause material harm to the visual amenity of the area. Given the substantial size of the garden, even as it is partially within Green Belt land, Officers consider that removing Permitted Development Rights on outbuildings would be unnecessary and not fairly and reasonably related to the development permitted. Nonetheless, Officers propose that further development of the host should be controlled in order to avoid detrimental visual impact on the original character and design of the host and the locality and to retain the clean and architecturally simple additional forms in its design hereby permitted.

Subject to a condition restricting Permitted Development Rights for Classes B and C, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the proposal is therefore regarded as acceptable for permission in this regard as it would not significantly harm the visual amenity of the area and would acceptably accord

with Policy LP02 and LP24 of the Local Plan, the Key Design Principles in the House Extensions and Alterations SPD and Chapter 12 of the NPPF.

3 – Impact on residential amenity:

Section B and C of Policy LP24 of the Kirklees Local Plan 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 2023 states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Key Design Principles 3-6 of the Kirklees Householder Extensions and Alterations SPD relate to residential amenity providing Officers with guidelines to ensure high standards of amenity.

The proposed extensions and alterations are assessed upon whether they would have a detrimental effect on residential amenity, adjoining dwellings or any occupier of adjacent land by way of overshadowing, overbearing or overlooking and also in terms of its design, size and visual amenities. The closest properties to be affected by the development are No. 6 (southwest) and No. 2 (northeast).

The proposal would have a single-storey rear and a first-floor rear extension with raised patio. The raised platform of the patio would be at most 1.4m from the ground however this is to be viewed in the context of the sloping garden where ground levels fall to the northwest, serving to replace and extend a similar patio. The green screening and trees to the flank boundaries facing away from the neighbouring properties are to be retained and the extension would be windowless to its southwest side elevations to ensure that no additional detrimental impacts on overlooking or loss of privacy result to no. 6. The proposal seeks to have two additional windows to the northeast side elevation which would be predominantly screened by the existing green vegetation when in leaf and would only be able to have oblique and restricted views of the neighbour's rear elevation at no. 2. Nonetheless, the close proximity of those windows to the rear elevation of the neighbour and partial screening had their glazing amended to be obscure glazed and conditioned as such. In addition, the solid stone privacy walls of 1.7m height from the platform on both flank boundaries would serve to direct views solely to the host garden, subject to a condition to ensure this is correctly set out and obscure glazing, the proposal would avoid significant overlooking or loss of privacy to either neighbour.

The single-storey and first-floor rear extension would be orientated northeast of No. 6 and be separated by a distance of over 4.6 metres to ensure no overbearing or overshadowing impacts to this neighbour. Regarding no. 2, the first-floor extension would be sufficiently separated by the distance to their rear boundary and screened in part by the bulk and massing of the host to

ensure no additional impacts on overbearing or overshadowing; the single-storey rear extension would close the visual gap between the existing extension and greenery for no. 2's rear boundary however the separation distance from the flank boundary to the closest rear elevations of no. 2 range between 7.7-9.5m, its single-storey design and the extension's own 1.3m separation distance to boundary would sufficiently avoid significant overbearing impact to no. 2.

Other Residential Properties

It is considered that the proposed development's alterations to the front would be sited a sufficient distance away from any other neighbouring properties not referred to above so as to prevent undue harm to these properties in terms of loss of light, loss of privacy or overlooking, or the creation of an overbearing effect.

Future Occupiers

With reference to Key Design Principle 7 of the House Extensions and Alterations SPD, the proposal would still retain a substantial, outdoor private amenity space available to future and present occupiers for excellent standards of privacy.

The proposal would therefore be in general conformance with LP24b of the Kirklees Local Plan, the Key Design Principles relating to residential amenity of the House Extensions and Alterations SPD and Chapter 12 of the NPPF.

4 – Impact on highway safety:

Turning to highway safety, policies seek to ensure that new developments have an acceptable impact on highway safety and provide sufficient parking.

Bin arrangements will likely remain as existing set within a substantial plot.

For a 4 plus bedroom dwelling, it should have three off street parking spaces. The loss of a Highways Design Guide SPD compliant garage through the conversion into living quarters is balanced by the existing supply of three off-street parking spaces within the site remaining.

In addition, the proposal would not intensify occupancy with additional bedrooms therefore the proposal is not considered to cause additional harm to highway safety. It would comply with Policies LP21 and 22 of the Local Plan, Key Design Principles 15 –16 of the House Extensions and Alterations SPD, the KC Highway Design Guide SPD and Chapter 9 of the NPPF.

5 – Other matters:

Climate Change

When determining planning applications the Council will use the relevant Local Plan policies, the NPPF and guidance documents/SPDs to meet targets

to achieve net zero carbon emissions. A Climate Change Statement has been supplied with insufficient detail to ascertain any additional benefits from the development. However due to the limited nature of the development proposed, it is not considered that specific mitigation measures are required to facilitate this development.

Drainage

The site is within a low probability Flood Risk Zone and does not seek to extend its off-street parking area with development limited to the rear within a substantial soft surfaced garden therefore this would have no conflict with LP28 of the Kirklees Local Plan, Key Design Principle 14 of the House Extensions and Alterations SPD and Chapter 14 of the NPPF.

Biodiversity

Whilst considering Biodiversity, Key Design Principle 12 –13 of the House Extensions and Alterations SPD in conjunction with LP 30 of the Kirklees Local Plan is relevant.

Whilst it is acknowledged that the site is located within an identified bat alert area, the proposals are relatively modest to a well-sealed roof and therefore considered unlikely that the proposals would have an impact on the bat population. An informative has been provided however, making the applicant aware that if bats are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward.

Given the nature of the proposal, this relatively modest householder development would be on existing hardsurface with no significant impacts to existing vegetation or biodiversity. As such, it is not considered necessary to require no additional compensation or mitigation to improve biodiversity to make it acceptable in line with KDP 12-13 of the SPD and LP30 of the Kirklees Local Plan.

Trees

LP33 of the Kirklees Local Plan is relevant when assessing trees and it is noted that there are TPOs in the locality. A representation was received regarding potential impact on trees of significant amenity. The previously proposed annex on existing hardstanding sited close to a significant willow tree was removed and therefore does not need to be considered within this application. The proposed single-storey rear extension would be within the root area of this willow tree and its smaller companion tree. The single-storey rear extension's height and bulk and massing would be partially on existing hardstanding and a raised patio limiting its impacts on roots and to the canopy. Whilst it would have windows adjacent and an extended flat roof design, which may add some limited pressure to prune from leaf fall and loss of light, this would not be considered significant enough to harm the trees' long-term health. The first-floor extension would be sited at a sufficient distance to have no additional, significant impact to the trees. The proposal would therefore be considered to have no significant, additional impact on the adjacent trees and would comply with LP24i) and LP33 of the Kirklees Local Plan, Key Design Principle 13 of the House Extensions and Alterations SPD and Chapter 15 of the NPPF.

6 – Representations:

One representation had been received and considered within the above sections.

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

Application Number: 2023/93206

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, LP28, LP30 and LP33 of the Kirklees Local Plan, Key Design Principles 1-17 of the Council's House Extensions & Alterations Supplementary Planning Document, and Policies

within Chapters 2, 4, 9, 12, 14 and 15 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.

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

4. Before the raised terrace area is first brought into use, the natural stone privacy screens shall be erected to both side boundaries of the raised terrace area and be 1.7m height from the platform level as shown on the hereby approved 'Proposed Elevation and Floor Plans. Drawing no. PDA 23-070-002. Revision: C'. The 1.7m high solid privacy screens shall thereafter be retained in accordance with the approved plans.

Reason: In the interests of residential amenity and to accord with Policy LP24b of the Kirklees Local Plan, Key Design Principle 3 of the House Extensions and Alterations Supplementary Planning Document and Chapter 12 of the National Planning Policy Framework.

5. The office/study windows in the northeast side elevation, shall be non-opening or top-opening only and shall be fitted with obscure glass to give a grade 5 degree of obscuration as shown on Drawing no. PDA 23-070-002C before the development is first brought into use. Notwithstanding the provisions of section 55(2) (a) (ii) of the Town and Country Planning Act 1990 and Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Act or Order with or without modification) these windows shall thereafter be so retained obscure glazed.

Reason: So as not to detract from the amenities of the adjoining property by reason of loss of privacy and to accord with policies LP24b of the Kirklees Local Plan, Key Design Principles 3 and 4 of the House Extensions and Alterations SPD and Chapter 12 of the National Planning Policy Framework.

6. Notwithstanding the provisions of section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Act or Order with or without modification), no roof extensions or alterations to the roof, including those falling within Schedule 2, Part 1, Class(es) B or C of the above Order shall be erected or constructed within the application site at any time.

Reason: So as to ensure that inappropriate extensions do not lead to an adverse effect on visual amenity by reason of overdevelopment of the site or further erosion of the host's original character and design and to accord with the aims of Policies LP24 of the Kirklees Local Plan, the Key Design Principles 1 and 2 of the House Extensions and Alterations SPD and Chapter 12 of the National Planning Policy Framework.

FOOTNOTE: Whilst the grant of planning permission is given, the applicant should be aware that Planning Permission does not override legal covenants on properties or Private Rights of Way as these private matters fall outside the remit of the Local Planning Authority. Applicants are reminded that they ensure that the relevant land ownership should be respected and that that the works carried out is lawful.

FOOTNOTE: The site is located within the Kirklees Bat Alert Layer and there is an increased potential for roosting bats. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence for anyone 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
Location and Proposed Site Plans.	Drawing no. 23-070-003.	A	08/01/2024
Existing Elevation and Floor Plans.	Drawing no. PDA 23-070-001.	B	31/10/2023
Proposed Elevation and Floor Plans.	Drawing no. PDA 23-070-002.	C	23/01/2024
Climate Change Statement	-	-	02/11/2023

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. The case officer considered the application on review and sought reductions to the originally proposed outbuilding to minimise impact on the Green Belt. This outbuilding was removed after discussion. A change of description was agreed with the agent. The new single-storey rear extension's northeast side elevation windows were obscurely glazed on amended plans following assessment of the impact on residential amenity.

Report Dated: 23/01/2024