

**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:	2023/62/93287/W
Site Address:	1, Green Gardens, Golcar, Huddersfield, HD7 4DG
Description:	Erection of single storey front, side and rear extension to create dwelling forming annex accommodation associated with 1, Green Gardens, Golcar, Huddersfield, HD7 4DG
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: 10th January 2024

Officer Report.

Reference: 2023/93287

Location: 1, Green Gardens, Golcar, Huddersfield, HD7 4DG

Proposal: Erection of single storey front, side and rear extension to create dwelling forming annex accommodation associated with 1, Green Gardens, Golcar, Huddersfield, HD7 4DG

Site Description.

1 Green Gardens is a two-storey semi-detached property located in Golcar, Huddersfield. The property is faced in Marshalite, with a gable roof above infilled with tiles. To the side elevation, the property benefits from an attached garage and, within the wider curtilage, on-site parking is available via a driveway and outdoor amenity space to the front and rear.

The property is located within a residential area, where there is a strong sense of similarity established. The properties located along Green Gardens share the same style of design and construction, two-storey, semi-detached and faced in matching external materials.

Description of Proposal.

Planning permission is sought for the erection of a single storey front, side and rear extension to create dwelling forming annex accommodation associated with No. 1 Green Gardens.

The proposed extension would have a total length of 11.4 metres, projecting beyond the rear elevation of the host dwelling by 4 metres. The extension would have a maximum projection of 2.75 metres from the side elevation of the host dwelling. The extension would have a maximum height of 3.5 metres, with a lean-to roofing form.

The front lobby would have a projection of 1 metre from the principal elevation of the dwelling, with a width of 3.15 metres and a maximum height of 3.3 metres, with a gable roofing form.

The external walls of the extension would be faced in matching Marshlite and the roofs would be infilled with matching tiles.

Fenestration detailing consists of an access door to the front elevation of the lobby, a window to the front elevation of the extension, a window to the rear elevation of the extension (likely obscure glazed as to serve an en-suite internally) and an access door to the side elevation of the extension facing towards the garden amenity space of No. 1 Green Gardens.

Roof lighting is also proposed in the form of three velux windows.

History of Negotiations.

Following an informal consultation response from KC Highways Development Management, the Case Officer raised the following concerns with regard to the originally proposed scheme:

- If three cars are parked right up the property, no pedestrian access to or from the property via the front access door.
- Cars parked right up to the property would also cause issues regarding bin presentation points and collection arrangements.
- The proposed parking spaces are slightly short of the recommended standard of 4.8 metres in length, therefore, cars would have to park right up to the property, or they would overhang the kerb causing highway safety issues.

In response to these concerns, the applicant/planning agent submitted a revised scheme, which showed a reduction in size/scale to the proposed entrance lobby, with the access door to be reconfigured to be installed on the principal elevation.

The revised scheme also includes an annotation on the 'ground floor plan proposed' to indicate that all three parking spaces would be 4.8 metres in length, in accordance with the recommended standard.

In addition, in response to publicity, whereby several concerns were raised regarding land ownership, the applicant provided email confirmation of the land boundaries of both the application site and of neighbouring properties.

Relevant Planning History.

At the application site:

- 2023/91156 – Erection of single storey front, side and rear extension to create dwelling forming annex accommodation associated with 1 Green Gardens. *Refused.*

This application was refused was for the following reasons:

1. The proposed extension, by virtue of its siting and design, would appear as an overly prominent and discordant addition to the host dwelling. This would also harm the character and appearance of the wider street scene due to the forward projection of the proposal in relation to the established building line of properties along Green Gardens. The proposal would therefore be contrary to Policy LP2, LP24(a) and (c) of the Kirklees Local Plan, Key Design Principles 1 and 2 and paragraph 5.17 of the House Extensions and Alterations

SPD and National Policy set out in Chapter 12 of the National Planning Policy Framework.

2. By virtue of the reduction of the length of the driveway, and constrained nature of the front amenity space and vehicular access, the proposal would lead to a development that would fail to provide an adequate level of parking contrary to Policy LP2, LP22 of the Kirklees Local Plan and Key Design Principle 15 of the House Extensions and Alterations SPD.

To neighbouring properties:

- 88/02293 – 8 Green Gardens – Erection of extension to dining room and kitchen. *Granted.*
- 88/04536 – 12 Green Gardens – Erection of extension to garage and bedroom and to form dining/kitchen, bedroom and bathroom. *Granted.*
- 96/90827 – 5 Green Gardens – Erection of 2 storey extension. *Granted.*
- 2003/91242 – 3 Green Gardens – Erection of 2 storey and single storey extensions. *Granted.*
- 2007/91529 – 7 Green Gardens – Erection of bedroom extension over existing garage. *Granted.*

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 28th December 2023.

In response to publicity, five objections were received, which raised the following concerns:

- Extension will block light to neighbouring house.
- Extension will encroach onto land of neighbouring house.
- New structure will have no access to maintain the roof/guttering.
- Works not in keeping with the area of other surrounding properties.
- Less drive, which will result in more cars on the road creating a dangerous situation on the corner of a busy junction next to a crossing near a school.

- Neighbouring privacy, look into rooms of neighbouring house.

Although revisions were sought and an amended scheme submitted, it was not deemed necessary in this instance to re-advertise the application. This was because the extent of built form proposed remained as originally proposed, as did the description of proposal, with the only modifications relating to the parking arrangements on site. The matters raised above, where material to the application, are assessed below.

Consultation Responses.

Highways Development Management (informal) – consultation response based on the original scheme prior to the submission of revisions.

- If three cars are parked right up the property, no pedestrian access to or from the property via the front access door.
- Cars parked right up to the property would also cause issues regarding bin presentation points and collection arrangements.
- The proposed parking spaces are slightly short of the recommended standard of 4.8 metres in length, therefore, cars would have to park right up to the property, or they would overhang the kerb causing highway safety issues.

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).

Kirklees Local Plan:

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP24 – Design
- LP28 - drainage
- LP34 – water
- LP51 – Protection and Improvement of Local Air Quality

Supplementary Planning Documents:

Highways Design Guide SPD (2019)

House Extensions and Alterations SPD: (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, 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 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 will be considered as part of the assessment of the proposal. These considerations will be looked at in detail individually:

- 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) whereby paragraph 131 provides a principal consideration concerning design 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.

- Key Design Principle 1 – Local Character and Street Scene - *‘Extensions and alterations to residential properties should be in keeping with the appearance scale design and local character of the area and the street scene’.*

- Key Design Principle 2 – Impact on the Original House - *‘Extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail’.*

Given the proposed siting of the extension at 1 Green Gardens, it will be preliminarily assessed against Section 5.3, ‘Side Extensions’, in the Councils House Extensions and Alterations SPD.

Paragraph 5.15 sets out that side extensions should be located and designed to minimise the impact on the local character of the area. The design should reflect the design of the original building in terms of roof style, pitch materials and detailing.

Paragraph 5.17 goes on to state that single storey side extensions should be offset and complement the original building. As such, single storey side extensions should:

- not extend more than two thirds of the width of the original house;
- not exceed a height of 4 metres; and
- be set back at least 500mm from the original building line to allow for a visual break.

With regard to the proposed entrance lobby, Section 5.2 of the House Extensions and Alterations SPD is relevant, with paragraph 5.14 setting out that front extensions will not normally be permitted unless:

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

Whilst the proposed side extension to 1 Green Gardens would sit flush with the principal elevation of the host property, in this instance, it is considered that this design would be acceptable based on the individual merits of the application site and context of the surrounding area. Particularly, a flush design is considered acceptable given the flush side extensions already established within the streetscene of Green Gardens, including the two-storey flush extension to the adjoining property of No. 3 Green Gardens. In turn, it is not considered that the proposed side extension would disrupt the established building line and is not considered to lead to any visual detriment of the character of the host property or wider streetscene.

With regard to the size/scale of the proposed extension, its maximum projection from the host dwelling would be 2.75 metres. This projection measures considerably less than two thirds of the width of the original house,

whereby two thirds would be approximately 4 metres. In addition, the maximum height of the side extension would be 3.5 metres, 0.5 metres below the maximum height as set out within the House Extensions and Alterations SPD. The extension is to have a lean-to roof above, which by form works to naturally reduce any levels of bulking or massing from the overall appearance of the extension, with a low eaves height of only 2.25 metres.

The proposed entrance lobby is minimal in size/scale, with a projection only 1 metre forward of the principal elevation of the host property. As such, it is concluded that the proposed entrance lobby is small, subservient to the original building and would not harm the character of the original house or area in accordance with the design requirements for front extensions as set out within the House Extensions and Alterations SPD. In addition the entrance lobby would be sufficiently set back from the streetscene as to not present any undue levels of bulk or massing, set back from the pavement by approximately 4.85 metres.

All the extensions would be faced in materials to match the design of the host property, including the walls and roof tiles. Furthermore, the forms of fenestration detailing proposed are simple and in keeping with the architectural form of the host property, comprising of regular windows and access doors. The installation of velux windows within the roof of the extension is considered to be an acceptable contemporary addition.

It is therefore considered that the proposed extensions would not harm the character or appearance of the dwelling or the character of the wider streetscene, appropriately according with the aims of Chapter 12 of the NPPF, LP24 of the Kirklees Local Plan and guidance within Key Design Principles 1 and 2 of the House Extensions 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.

The proposal would see a slight reduction in the extent of outdoor amenity space at 1 Green Gardens, but it is considered that an adequate amount would be retained in accordance with Key Design Principle 7 of the Council's adopted House Extensions and Alterations SPD.

It is considered that the properties most likely to be affected by the proposed development are those which directly neighbour the site, these being No. 3 Green Gardens and No.'s 25, 27 and 29 Intake.

No. 3 Green Gardens:

Given the proposed siting of the extensions to No. 1 Green Gardens, in conjunction with their single storey height and retained separation from the shared boundary with No. 3 Green Gardens, it is not considered that the developments would result in undue levels of overbearing or overshadowing for the occupiers of this neighbouring property.

In addition, it is not considered that any of the proposed glazing would result in undue levels of overlooking, retaining appropriate levels of residential privacy for No. 3 Green Gardens.

No.'s 25, 27 and 29 Intake:

The properties of No.'s 25, 27 and 29 Intake are all set to a higher topographical ground level than the application site of 1 Green Gardens. In turn, this topographical relationship, in conjunction with the design of the proposed extensions and their single storey height, work to conclude that the development would not result in significant impacts of undue overbearing or overshadowing for the occupiers of these neighbouring properties.

In addition, the only glazing proposed to the side elevation of the extensions is velux roof lights. Given the nature of this glazing, it is not considered that it would result in undue levels of overlooking. In turn, the extensions would be concluded to retain appropriate levels of residential privacy.

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.

For these reasons, the proposed development at 1 Green Gardens is not considered to cause undue harm to the residential amenities of neighbouring properties.

Future Occupiers of the Annexe:

The Nationally Described Space Standards provide guidance on acceptable levels of internal floor space for new dwellings.

The proposal would provide approximately 26.5sqm of floor space (including half the proposed entrance lobby), with one bedroom. The Nationally Described Space Standards set out a minimum floor space of 39sqm for one occupier and 50sqm for two occupiers: if this was to be a separate dwellinghouse.

Whilst this is less than advised in the space standards, given that the proposal is to form an annex to the main property, rather than a separate dwelling, these shortfalls are considered to be acceptable. Occupants of the annexe would live in conjunction with occupiers of the host property. Upon any grant of approval for annexe accommodation, a condition would be included to ensure that the extension be used ancillary to No. 1 Green Gardens. This is because it would not provide a good standard of amenity if occupied as a separate dwelling and in the interests of highway safety.

The annex would benefit from sufficient levels of natural light and glazing that would provide an appropriate outlook.

The annex accommodation would share outdoor amenity space with the occupiers of the host property of No. 1 Green Gardens.

For the reasons set out above it is 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.

It is concluded that the provision of three on-site parking spaces would be sufficient to serve both the host property of 1 Green Gardens and the annexe accommodation. The proposed parking spaces meet the required standards, of a length of 4.8 metres.

Upon any grant of approval, a condition would be included to ensure that the extended driveway be surfaced in a permeable material for reasons of ensuring appropriate means of drainage.

In addition, several informatives would be included upon any grant of approval regarding works to create an extended dropped kerb.

With the inclusion of the above mentioned conditions and informatives, the scheme 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 outlined several 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 further mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the NPPF, Policy LP51 of the Kirklees Local Plan and Policy 12 of the Holme Valley Neighbourhood Development Plan.

6) Representations

In response to publicity, five objections were received, which raised the following concerns:

- Extension will block light to neighbouring house.

Officer Response: The application has been assessed with regard to impacts on residential amenity. It was concluded that the development would be acceptable in this regard, with an in-depth assessment set out within Assessment section 3 'Impact on Residential Amenity'.

- Extension will encroach onto land of neighbouring house.

Officer Response: Upon any grant of permission an informative note will be included as part of the decision notice with regard to land ownership. This informative will read: 'Please note that the granting of planning permission does not overrule private legal rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works as construction and maintenance or parking of vehicles may involve access to land outside your ownership or subject to private rights of way'. The agent

was contacted regarding land ownership issues during the course of the application.

- New structure will have no access to maintain the roof/guttering.

Officer Response: This is not considered to be a material planning consideration. Rights of access would need to be negotiated under separate legislation.

- Works not in keeping with the area of other surrounding properties.

Officer Response: The application has been assessed with regard to impacts on visual amenity. It was concluded that the development would be acceptable in this regard, with an in-depth assessment set out within Assessment section 2 'Impact on Visual Amenity'.

- Less drive, which will result in more cars on the road creating a dangerous situation on the corner of a busy junction next to a crossing near a school.

Officer Response: The application has been assessed with regard to impacts on highway safety. It was concluded that the development would be acceptable in this regard, with an in-depth assessment set out within Assessment section 4 'Impact on Highway Safety'. It should be noted that the extent of driveway at 1 Green Gardens is to increase not decrease.

- Neighbouring privacy, look into rooms of neighbouring house.

Officer Response: The application has been assessed with regard to impacts on residential amenity. It was concluded that the development would be acceptable in this regard, with an in-depth assessment set out within Assessment section 3 'Impact on Residential Amenity'.

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: 2023/93287

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, LP24 & LP51 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, 9, 12, 14 & 15 of the National Planning Policy Framework.

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

Reason: In the interests of visual amenity and to accord with Policies LP2 & LP24 of the Kirklees Local Plan, Principles 1 and 2 of the Council's adopted House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

4. The extensions hereby approved shall not be brought into use until the extended driveway as indicated on the hereby approved plan (dwg no. 2310-01 Rev B) has been laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance; Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) this shall be so retained, free of obstructions and available for parking.

Reason: In the interests of amenity and traffic safety, to ensure adequate space within the site for vehicle movements and parking and to ensure that the additional hardstanding area is appropriately drained to mitigate flood risk in accordance with Policies LP21, LP22, LP28 and LP34 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

5. The annexe extension hereby approved shall be used solely as ancillary accommodation to the existing dwellinghouse and as such shall not be sold, leased, rented or used as an independent dwelling unit or let out as holiday accommodation.

Reason: In the interests of highway safety and the residential amenities of future occupiers and to comply with Local Planning Policies LP21, LP24 and LP22, and Chapters 9 and 12 of the National Planning Policy Framework.

Note: The granting of planning permission does not authorise the carrying out of works within the highway and the changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street

Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

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: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of: 07.30 and 18.30 hours Mondays to Fridays 08.00 and 13.00hours, Saturdays With no working Sundays or Public Holidays In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

Note: Please note that the granting of planning permission does not overrule private legal rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works as construction and maintenance or parking of vehicles may involve access to land outside your ownership or subject to private rights of way.

Plans and Specifications Schedule:

Plan Type	Reference	Version	Date Received
Plans, Elevations and Views as Existing and Proposed	2310-01	Rev B	08.01.24
Climate Change Statement	-	-	09.11.23

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 Planning 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.

In response to Officer concerns regarding parking provisions, the applicant/planning agent submitted a revised scheme.

Report Dated:

09.01.24

