

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:	2023/62/93402/W
Site Address:	20, Huntsman's Close, Beaumont Park, Huddersfield, HD4 7BR
Description:	Erection of first floor extension and garage conversion with replacement roof
Recommending Officer:	Laura Yeadon

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: 19-Jan-2024

Officer Report

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/93402>

Site Description

20 Huntsman's Close is a two storey front gabled property located within the Green Belt and the Strategic Green Infrastructure Network within the Kirklees Local Plan. The property is a link-detached property, attached to No. 22 by the existing garages to both properties. To the front of the dwelling is a garden and driveway which leads to the single storey attached flat roof garage. To the rear of the property is a larger garden and also a single storey extension which sits behind the existing dwelling and the attached garage.

Residential properties are located to the north, east and west and to the rear as a large area of woodland known as Delves Wood which is covered by a blanket Tree Preservation Order.

Description of Proposal

The application is for the erection of a first floor extension and garage conversion with replacement roof.

Garage conversion:

It is proposed that the existing garage provision, WC and store would be removed and replaced internally with a utility room and shower room. There are no proposed changes to the footprint of the garage. It is proposed that the garage door would be removed and the opening walled up with brick to match the existing property and a window would be inserted.

First floor extension and replacement roof:

It is proposed that a first floor extension would be constructed above the existing garage. The side elevation of the extension would lie flush with the side elevation of the garage (which currently adjoins the neighbouring property). The roof form of the extension would have an eaves height set slightly up from the existing to the front elevation with a pitched roof which would be set down from the existing roof by 0.4 metres. To the rear of the property, the existing pitched roof would be removed and replaced with a flat roof. Within the front elevation roof slope a small flat roof dormer is proposed and within the rear elevation roof slope it is proposed that a larger dormer would be created with an in-set balcony enclosed by black metal guarding.

In terms of the dormer extensions, the front dormer would be set up from the eaves by 0.6 metres and set down from the roof ridge by 1.3 metres being a

total of 1.4 metres in height. The dormer would project from the roof plane by 1.7 metres.

The rear dormer would be set upon the proposed flat roof section of the ground floor and would have a flat roof. The height of the roof of the dormer would match the eaves on the main body of the property. The dormer would have an inset balcony and would be a total width of 3.3 metres projecting from the roof slope by 3.1 metres.

It is proposed that the roof of the extension would be concrete tiles to match the existing with the dormers being constructed from dark grey GRP fibreglass.

History of negotiations/amendments received

No negotiations have taken place with the applicant/agent due to the application being acceptable in its submitted format. Whilst no amendments have been sought, the Agent/Applicant has submitted additional information in support of the application. The additional information includes volume calculations of the proposed and existing extensions.

Relevant Planning History

1993/01242 Erection of extension
Conditional Full Permission

Representations

We are currently undertaking the legal 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.

Final publicity date expired 28th December 2023 – no representations received

Parish/ Town Council – not required

Consultation Responses

Nor required

Policy

The site is within the Green Belt and the Strategic Green Infrastructure Network on the Kirklees Local Plan. The site also falls within an area with a known presence of Bats and Twite birds in the locality.

Kirklees Local Plan:

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways safety

- **LP 22** – Parking
- **LP 24** – Design
- **LP 30** – Biodiversity and geodiversity
- **LP 57** – The extension, alteration or replacement of existing buildings

Supplementary Planning Documents:

- House Extensions and Alterations SPD

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

Legislation

- The Town & Country Planning Act 1990 (as amended).
- The Planning and Compulsory Purchase Act 2004.
- The Conservation of Habitats and Species Regulations 2017

Assessment

Principle of development:

The general principle of extending and making alterations to property in the Green Belt are assessed against Policy LP57 of the Kirklees Local Plan and policies within Chapter 13 of the NPPF, which is discussed within the 'Green Belt' section of this report.

Policy LP 1 of the Kirklees Local Plan states the following:

“The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”

Policy LP2 of the Kirklees Local Plan sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

In terms of extending and making alterations to a property Policy LP24 of the Kirklees Local Plan will be used to assess, in conjunction with Chapter 12 of the National Planning Policy Framework regarding design, including the adopted Kirklees Supplementary Planning Document on House Extensions (SPD).

Within the adopted SPD, Key Design Principles 1 and 2 are relevant to the consideration of the principle of the development & visual amenity and are considered within the following report. These policies state the following:

- Principle 1 – that “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.”
- Principle 2 – that “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.”

With specific regard to the House Extensions and Alterations SPD the other key designs principles for consideration are:

- 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 12: Natural environment
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

With specific regard to the proposed development the SPD states that in terms of first floor side extensions, dormers and balconies:

First floor side extensions

Paragraph 5.22 of the SPD states that first floor side extensions should:

- Ideally be visually smaller in relation to the original house;
- Be set back at least 500mm from the front of the original house to provide a vertical break from the roof plane and for the lowering of the ridgeline from the original house;

- Have a roof design that follows the form of the existing roof; and
- Retain a gap of at least 1 metre to boundary walls to avoid a terracing effect and retain rear access to gardens

Dormer extensions

Paragraph 5.27 of the SPD specifically relates to dormer windows and states that these should:

- Relate to the appearance of the house and existing roof;
- Be designed in style and materials similar to the appearance of the existing house and roof;
- Not dominate the roof or project above the ridge of the house;
- Be set below the ridgeline of the existing roof and within the roof plane; and
- Be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant

Balconies

Paragraph 5.28 of the SPD refers to balconies and states that these should not negatively affect neighbouring properties or alter the local character of the area. balconies and roof terraces should be:

- Positioned, and well screened if required, so that they do not overlook neighbouring homes or gardens
- Sited away from locations that are sensitive to additional noise levels or disruption

Principle of development – Green Belt

The site is located within the Green Belt and therefore the main issues are:

- whether the proposal would be inappropriate development for the purposes of the NPPF and Kirklees Local Plan
- the effect of the proposal on the openness of the Green Belt, and on the character and appearance of the area
- if found to be inappropriate development, whether the harm by reason of inappropriateness is clearly outweighed by other consideration, so as to amount to the very special circumstances, necessary justify development

Policy LP57 of the Kirklees Local Plan is relevant and states the following:

‘Proposals for the extension, alterations or replacement of buildings in the Green Belt will normally be acceptable provided that:

- a. in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already*

been extended should have regard to the scale and character of the original part of the building'

Turning to national planning policy detailed within the NPPF, the following is relevant: -

Paragraph 152: *'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.'*

Paragraph 153: *'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.'*

Paragraph 154: *'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

c) the extension or alteration of a building, providing the new building is in the same use and not materially larger than the one it replaces;'

Green Belt – is the development inappropriate development in the Green Belt?

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF also identifies five purposes of the Green Belt (para 143), the most relevant in this case being to assist in the safeguarding the countryside from encroachment. Paragraph 152 states that inappropriate development should not be approved except in very special circumstances. Certain forms of development are exceptions to 'inappropriate development'. These are set out within paragraphs 154 and 155 of the NPPF.

The construction of new buildings is regarded as inappropriate development in the Green Belt. within paragraph 154 one of the exceptions to this is 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.

The existing building has been the subject of a previous application at the site which appears on site to be the erection of a single storey rear extension.

As part of this application it is proposed that the pitched roof to the single storey rear extension is removed, a first floor extension is proposed to be constructed above the garage with dormer openings within the proposed front and rear roof slopes. It is also proposed that the existing garage would be converted to living accommodation. There is no proposed increased to the footprint of the building.

The applicant has submitted a supporting letter to accompany the application which indicates that the original dwelling, as constructed in 1968 was a volume of 355 cubic metres. It is set out within the supporting information that the proposed and existing extensions equate to a volume of 135 cubic metres and

therefore the resultant volume increase to the building would equate to 38%. Officers have no reason to dispute this calculation, which provides a useful guide in assessing whether the proposed development would be concluded as a disproportionate addition.

In this instance, the proposed increased built form would be at first floor alongside conversion of the existing garage is not considered to result in disproportionate additions to the property. The proposed works are considered to be subservient and a clear addition to the property with the original building remaining the dominant element in terms of size and appearance.

The proposed works are not considered to have a disproportionate appearance in terms being of a design which creates an imposing or sprawling structure and whilst it would see additional built form it is not considered to be to such an extent that it could be concluded as being disproportionate in this case.

It is therefore considered that as the works would not result in disproportionate additions over and above the size of the original building and therefore there is no requirement to demonstrate 'very special circumstances' in this case.

It therefore considered that the works are acceptable and would comply with Policy LP57 of the Kirklees Local Plan and advice within Chapter 13 of the NPPF.

Impact on visual amenity:

Policy LP24 of Kirklees Local Plan and Chapter 12 of the NPPF set out that development should be of an acceptable design. Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Paragraph 4.5 of the SPD relates to the impact that a scheme would have specifically on the original house. It explains that proposals should normally be smaller in scale than the original property and set back from the existing building. It goes on to explain that should be smaller in scale and set back from the existing building line.

In this instance, the extension would be located above the existing garage which is set back from the front elevation of the main body of the property and has a roof line which is set down from the existing and would therefore have an appearance that is subservient to that of the original property in terms of scale.

Taking each element in turn, the proposed first floor extension would be visually smaller than the host property, would be set back from the wall of the front of the property by more than 500mm and has a lower roof line. The roof design would be pitched which is in keeping with the host property and would be constructed from matching materials. Whilst it is noted that a gap of 1 metre

would not be retained between the side elevation of the extension and the shared boundary, the property is a link-detached dwelling and already built form up to this shared boundary, with the proposal being sited above this existing party wall.

With regard to the dormer extensions, a small dormer is proposed within the front elevation of the proposed roof slope with a larger dormer to the rear. The front elevation dormer would relate to the existing house and openings by virtue of the window appearing to align with the first floor openings within the main house. The front dormer would not dominate the roof, nor would it project above the existing roof. As such, this is considered to comply with the requirements of paragraph 5.27 of the SPD. Furthermore it is noted the street scene in the locality is varied with flat roofs forming part of the wider character of the locality, and as such it is considered to insist upon a pitched roof design to be incorporated is not necessary in this case.

The rear dormer this would be a larger feature as it would incorporate an inset balcony. The base of the dormer would be upon the revised roof of the single storey extension which would be a flat roof. The rear dormer would relate to the existing dwelling in terms of the roof of the dormer being at the existing eaves height and would not dominate the roof due to being set down from the roof line and set in from the side elevation of the proposed roof form. This structure is also considered to comply with the requirements of the SPD in terms of dormer extensions.

In terms of the proposed materials of construction for the dormer extensions, it is proposed that these would be dark grey GRP fibreglass. To ensure that the dormers are in keeping with the host dwelling, these can be conditioned to match the existing roof form in terms of colour. This would then ensure that the works would be in accordance with Key Design Principles 1, 2 and 9 of the SPD.

The proposed balcony would be within the large dormer to the rear of the property. The balcony would be inset within the dormer with a depth of one metre with metal guarding which would project beyond the rear elevation of the dormer face by 0.5 metres. Whilst the development of this property would introduce a new feature into the rear elevation street scene, as the balcony is to the rear of the property and faces a dense woodland, there would be limited view to the rear of the property. As such, the feature is considered acceptable in terms of visual amenity.

Turning to the garage conversion, it is proposed that the garage would be converted to provide additional accommodation in terms of a utility room and shower room. The existing garage door would be bricked up with matching materials and a window inserted. This is also considered to be acceptable in terms of visual amenity and Key Design Principles 1, 2 and 9 of the SPD, Policy LP24 of the Kirklees Local Plan and advice within the NPPF.

Key Design Principle 7 requires that extensions should ensure that appropriately sized and useable areas of outdoor space is retained. In this

instance, there is no proposed increase to the footprint of the property and therefore there would be no loss of amenity space.

The extensions are considered to relate satisfactorily to the host building and have an acceptable impact on visual amenity, in accordance with the requirements of policies LP1, LP2 & LP24 of the Kirklees Local Plan, having regard to principles 1, 2, 7 and 9 of the Supplementary Planning Document on House Extensions (SPD) and policies within Chapter 12 of the National Planning Policy Framework.

Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

In this case the proposed works would not decrease the established separation distances between the proposed openings within the front and rear elevations and facing dwellings. There are no proposed openings within the side elevation of the first floor extension that would overlook the neighbouring property, No. 22. In terms of the impact from overlooking from the proposed balcony, due to the limited projection of 0.5 metres beyond the rear of the dormer, it is not considered that there would be undue harm from overlooking the neighbouring amenity space. Therefore, it is considered that the works would be acceptable in terms of overlooking.

With regard to overshadowing and/or being overbearing, there are no openings within the side elevation of the neighbouring property which would be significantly impacted on by the presence of the first floor extension. Any overshadowing caused would be to the roof area of the attached garage. The roof form would be pitched away from the attached neighbour with a roof line set down from the existing. It is therefore considered that the impact of the scheme on the attached neighbour is acceptable.

Therefore, it is considered that the proposed extensions are acceptable in terms of residential amenity. It is considered there will be no significant impact on neighbouring properties, in terms of overshadowing, overbearing or overlooking, and the proposal would accord with policies LP1, LP2 & LP24 of the Kirklees Local Plan, Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations Supplementary Planning Document as well as policies within chapter 12 of the National Planning Policy Framework.

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.

As part of the proposed works, the existing garage provision would be lost, however the size of the garage is sub-standard in terms of the meeting the required internal dimensions to meet modern sizes. The proposed works would result in a large 3rd bedroom at first floor, retained as a 3 bedroom dwelling. The submitted plans also indicate that the ground floor office would also be a guest bedroom. As the property would be retained as a 3 bedroom dwelling with an occasional guest room it is considered that to meet the requirements of the SPD, 2 no. parking spaces should be provided. In this case, the submitted block plan indicates that parking would be available to the front of the property on the existing driveway with additional space within the front garden. Subject to a condition being imposed with regards to ensuring that the proposed area for parking is finished with a permeable surface the proposed parking arrangements are considered acceptable.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the 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 pre-dates 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.

A Climate Change Statement has been submitted which details mitigation measures in terms of climate change and highlights that the proposal would accord with current Building Regulations and that the extension will partially envelope the existing building with a well insulated structure and will reduce

heat loss from the host building. These measures are considered to be acceptable.

Biodiversity – Paragraphs 174, 180, 181 and 182 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

The application site is within a 'Bat Alert' layer on the Council's GIS system. Whilst formal comments have not been requested from an Ecology & Biodiversity Officer it is considered that a Bat Survey was not required in this instance. This is due to the existing roof appearing to be well-sealed.

However, as a cautionary measure, and to ensure accordance with the aims of Chapter 15 of the National Planning Policy Framework, a footnote shall be attached to the permission setting out that, should any bats be found using the building then works must cease and appropriate advice sought.

Strategic Green Infrastructure Network – The site is within the Strategic Green Infrastructure Network and therefore Policy LP31 is of relevance in this instance. The role of the Network is to safeguard and enhance green infrastructure networks, green infrastructure assets and the range of functions they provide. As the proposed works would be within the confines of the residential curtilage, it is not considered that the proposed works would be detrimental to the aims of Policy LP31 of the Local Plan.

Representations:

None received

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: 2023/93492

Officer Recommendation: Approve

Conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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 with Policies LP1, LP2, LP21, LP22, LP24, LP30 and LP57 of the Kirklees Local Plan, Key Design Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 15, 16 and 17 of the Council's adopted Supplementary Planning Document on House Extensions and Alterations and to accord with Policies contained within Chapters 2, 4, 12, 13, 14 and 15 of the National Planning Policy Framework.

3. The external walls and roofing materials of the first floor 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 to accord with Policies LP1, LP2 and LP24 of the Kirklees Local Plan, Key Design Principles 1, 2 and 9 of the House Extensions and Alterations SPD and policies contained within Chapter 12 of the National Planning Policy Framework.

4. Notwithstanding the submitted plans, the dormers to the front and rear shall be constructed from tiles or cladding shall be of a dark grey colour finish to the front and cheeks. The materials of construction and colour finishes approved by this condition shall be thereafter retained.

Reason: In the interests of visual amenity to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD and policies contained within Chapter 12 of the National Planning Policy Framework.

5. The development shall not be brought into use until all areas indicated to be used for parking on the submitted/listed plans have been marked out, and laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agencies '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) Order 2015 as amended (or any Order revoking or re-

enacting that Order) these areas shall be so retained, free of obstructions and available for the use specified on the submitted/listed plans for the lifetime of the development.

Reason: To ensure adequate space within the site for vehicle parking and in accordance and to ensure adequate drainage of surface water within the site in accordance with Policy LP24 of the Kirklees Local Plan, Key Design Principle 15 of the House Extensions and Alterations SPD and advice within the National Planning Policy Framework.

NOTE: The Council's GIS system indicates that the property is within a bat roost area and 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
Location plan and existing floor plans	2304-0101-P01		21 st November 2023
Existing elevations	2304-0102-P01		21 st November 2023
Proposed block plan and floor plans	2304-0301-P02		21 st November 2023
Proposed elevations	2304-0302-P02		21 st November 2023
Supporting Statement	2304		24 th November 2023
Climate Change Statement	Appendix A		21 st November 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.

No negotiations have taken place with the applicant/agent due to the application being acceptable in its submitted format. Whilst no amendments have been sought, the Agent/Applicant has submitted additional information in support of the application. The additional information includes volume calculations of the proposed and existing extensions.

Report Dated: 16th January 2024

Coal – none