

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:	2023/62/93502/W
Site Address:	100-102, Northgate, Huddersfield, HD1 6AR
Description:	Change of use from first floor and attic office (Eciii) to form 4 apartments (C3); erection of rear dormer extension at attic level and first floor extension to raise the roof of existing warehouse (B2/Eciii) to create additional storage space
Recommending Officer:	Lucy Taylor

DECISION – REFUSED

I hereby authorise the refusal 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: 30th January 2024

Officer Report.

Reference: 2023/93502

Location: 100-102, Northgate, Huddersfield, HD1 6AR

Proposal: Change of use from first floor and attic office (Eciii) to form 4 apartments (C3); erection of rear dormer extension at attic level and first floor extension to raise the roof of existing warehouse (B2/Eciii) to create additional storage space

Site Description.

100-102 Northgate is a two-storey building, fronting the highway of Northgate. The building currently operates as Northgate House, with a single storey projection at the rear which operates as a warehouse area. The external walls of the building are faced in stone, with a gable tiled roof above the two-storey building and a metal roof above the single storey warehouse.

The building is located within an area dominated by commercial uses, with the adjoining building operating as Coral Windows and a car showroom located directly north.

Byway (HUD/337/10) runs to the northern boundary of the site.

Description of Proposal.

Planning permission is sought for the change of use of offices to form 4 apartments, the erection of a rear dormer extension and a first-floor extension to create additional storage space.

The proposed rear dormer would be erected to the rear roof plane of the gable roof above the two-storey building and would have the following dimensions:

- Depth – 4 metres
- Width – 3.95 metres
- Height – 2.2 metres

The plans annotate that the dormer would have tiles hanging on the cheeks.

In addition to the dormer, a velux rooflight is proposed to be installed within the rear roof plane of the gable roof above the two-storey building.

The first-floor extension to raise the roof of the existing warehouse would have a height of 2.9 metres, taking the ridge height of this part of the building to a total of 8 metres. The length (21 metres) and width (9.65 metres) of the first-floor extension would be the same as the existing single storey element.

The external walls of the first-floor extension would be faced in matching stone and the metal cladding and the new flat roof would be metal.

Apartment one would be at first floor level and would have a total internal floor area of approximately 46sqm, with a double bedroom, bathroom and a living/dining/kitchen area.

Apartment two would be at first floor level and would have a total internal floor area of approximately 37.8sqm, with a double bedroom, ensuite bathroom and living/dining/kitchen area.

Apartment three would be at first floor level and would have a total internal floor area of approximately 41sqm, with a double bedroom, bathroom and living/dining/kitchen area. Apartment three would also benefit from a balcony.

Apartment four would be in the attic and would have a total internal floor area of approximately 74sqm (excluding areas annotated to have a roof slope below 1.5 metres), with two double bedrooms, a bathroom and a living/dining/kitchen area.

History of Negotiations/Amendments Received.

No negotiations have taken place with the applicant/agent on the basis there is not considered to be a design solution to overcome concerns with regards to the visual amenity and residential amenity. It was also not considered that there would be any possible amendments to deliver the level of accommodation sought within the remit of the original description of proposal.

Officers consider that this planning application has not been submitted with sufficient information to allow the Local Authority to assess air quality levels on future occupiers. Whilst it is acknowledged that this information could have been sought via negotiation with the planning agent / applicant, given the number of other reasons for refusal, this information was not requested in this case.

Relevant Planning History.

- 87/01770 – Refurbishment and extension to form loading bay. *Granted Conditionally.*
- 88/06771 – Outline application for erection of warehouse/hire depot/store. *Refused.*
- 89/03489 – Erection of extension to form showroom. *Granted Conditionally.*

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, a site notice and within the newspaper.

Final publicity date expired = 15 January 2024.

No representations were received.

Consultation Responses.

KC Environmental Health -

- Noise: The findings of the Residential Noise Assessment (authored by Nova Acoustics dated 23 August 2023 Ref NP-009787) are accepted and conditions are recommended to ensure the work specified is completed along with the submission of a sound insulation test.
- Air Quality: The development will be introducing sensitive receptors into an area of poor air quality and a condition is recommended by the Environmental Health team in relation to an Air Quality Impact Assessment to be submitted.
- Electric Vehicle Charging Points (EVCPs): Whilst no additional parking is proposed, the submitted plan (Ref 101) shows the installation of a single EVCP.

Officer Note: Given the requirements of building regulations it is considered this matter would be addressed at that stage in the event of any grant of permission.

- Contaminated Land: The site lies adjacent to a former petrol station (our map ref 207/9). Whilst it is unlikely any groundworks will be necessary for the conversion/extension, a condition is recommended for any unexpected land contamination encountered should groundworks be required.

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).

Byway (HUD/337/10) runs to the northern boundary of the site.

The site falls within an area identified by the Coal Authority as being at high risk of ground movement as a result of former mining activity.

Kirklees Local Plan:

- LP1 – Achieving Sustainable Development

- LP2 – Place Shaping
- LP3 – Location of Development
- LP7 – Efficient and Effective Use of Land and Buildings
- LP11 – Housing Mix and Affordable Housing
- LP20 – Sustainable Transport
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP23 – Core Walking and Cycling Network
- LP24 – Design
- LP47 – Healthy, Active and Safe Lifestyles
- LP51 – Protection and Improvement of Local Air Quality
- LP53 – Contaminated and unstable land

Supplementary Planning Documents:

Highways Design Guide SPD (2019)

Housebuilders Design Guide 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 5 – Delivering a sufficient supply of homes
- Chapter 4 – Decision-making
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Summary of Principal Planning Issues.

The following matters are considered in the assessment below: -

1. Principle of Development
2. Visual Amenity
3. Residential Amenity
4. Impact on Highway Safety
5. Other Matters
6. Conclusion

1. Principle of Development

The proposal seeks the formation of four apartments at 100-102 Northgate; therefore, it is considered appropriate to consider the Council's Housing Land Supply position.

The Local Plan identifies a minimum housing requirement of 31,140 homes between 2013 and 2031 to meet identified needs. This equates to 1,730 homes per annum. The NPPF was updated on 20th December, with paragraph 76 setting out the following:

Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:

- a) their adopted plan is less than five years old; and*
- b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.*

The Council's Local Plan was adopted in February 2019 and is currently less than 5 years old.

In terms of housing delivery / density, it is considered that the proposal would contribute to the housing stock within the district and is in a location which is located within a sustainable location, close to Huddersfield Town Centre.

Chapter 5 of the NPPF clearly identifies that Local Authority's should seek to boost significantly the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development.

Furthermore, Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Policy LP24 of the KLP is relevant and states that "*good design should be at the core of all proposals in the district*".

The site is without notation on the Kirklees Local Plan, Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to state that:

'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 LP3 of the Kirklees Local Plan is also of relevant insofar as it requires development to deliver homes in a sustainable way.

Policy LP7 of the Kirklees Local Plan states that should encourage the efficient use of previously developed land in sustainable locations provided that it is not of high environmental value.

Policy LP11 of the Kirklees Local Plan states that *‘all proposals for housing, including those affecting the existing housing stock, will be of high quality and design and contribute to creating mixed and balanced communities in line with the latest evidence of housing need’*.

The conclusion section of this report sets out the conclusions in relation to the principle of the development in light of all other material considerations.

2. Impact on Visual Amenity

Chapter 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Principle 2 of the Kirklees Housebuilders Design Guide SPD states that: *“New residential development proposals will be expected to respect and enhance the local character of the area by:*

- *Taking cues from the character of the built and natural environment within the locality.*
- *Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details.*
- *Illustrating how landscape opportunities have been used and promote a responsive, appropriate approach to the local context.”*

Principle 14 of the Housebuilders design guide states that the design of windows and doors is expected to relate well to the street frontage and neighbouring properties and reflect local character in style and materials.

Principle 13 seeks to ensure consideration is given to use locally prevalent materials and finishing to reflect the locality.

The proposal includes the erection of a rear dormer extension above the existing two-storey building and a first-floor extension above the existing single storey rear projection to create additional storage.

It is concluded that, cumulatively, the proposed dormer and first-floor extensions would result in an undue extent of bulk and massing, with the

additional extent of built form proposed considered to be overtly obtrusive additions to the host building itself, as well as to the setting of the wider streetscene.

Both the dormer and first-floor extension would be clearly visible from several viewpoints within the streetscene, especially when the fronting highway of Northgate is travelled in a southern direction and when the highway of Castlegate is travelled both east and west.

The northern elevation of the first-floor extension is to be blank, solid stone. This would further exacerbate the prominent and stark appearance of the extension from the highway of Northgate, adding a dominating first-floor element in a clearly visible location.

The southern elevation of the first-floor extension is considered to introduce harm visually, especially with regards to the large expanse of metal cladding proposed. Whilst it is acknowledged that a small amount of metal cladding is present to this elevation at ground floor level at present, the use of it as part of the extension would be significantly more prominent given its elevated position and would be applied in much greater quantities.

The negative visual impacts of the metal cladding would be furthered by the large, glazed panels proposed to be installed alongside this material to the southern elevation of the first-floor extension. Their size/scale and form are out of keeping with any of the existing glazing to the host building and they do not harmonise with the residential setting of the building to its eastern boundary, or the dwellings located to the south of the site.

Furthermore, the addition of a flat roofing form at first floor level is considered to be a design element that is out of keeping with the host building and surrounding area, with the host building, adjoining building and properties in the immediate area characterised by tiled gable roofs.

The dormer fails to be set subserviently to the roof of the host building, it is set down from the roof pitch by only approximately 0.3 metres and is set up from the eaves by only approximately 0.3 metres.

Taking the above into account, Officers consider the external changes to result in visual harm to the existing building and street scene, and therefore it is concluded that the works would not accord with Policies LP1, LP2 and LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Principles 2, 13 and 14 of the Housebuilders Design Guide SPD.

3. Impact on Residential Amenity

Sections B & C of the Kirklees Local Plan Policy LP24 which 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 occupiers.

Principle 6 of the Kirklees Housebuilders Design Guide SPD states that:
“Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.”

Amenity of Neighbouring Dwellings:

The proposed first floor extension would retain a separation distance of approximately 8 metres from the boundary of the closest residential property and a further separation distance of approximately 13.5 metres from the rear elevation of this neighbouring property (No. 32 Lower Fitzwilliam Street). As such, it is considered that the first-floor extension would be a significant distance away as to not result in any undue levels of overbearing or overshadowing for this residential property. In addition, the proposal does not involve any glazing that would face directly towards this neighbouring property, maintaining appropriate levels of residential privacy.

The proposed glazing and balcony to the southern elevation of the extension would be approximately 36 metres from the adjacent residential properties of No.'s 43, 45 and 47 Lower Fitzwilliam Street. In turn, these features are not considered to detriment residential privacy for the occupiers of these properties.

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.

Amenity of Future Occupiers:

Principle 16 of the Housebuilders Design Guide seeks to ensure that all new build dwellings should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers. The Council's adopted Housebuilders Design Guide SPD requires, within principle 16, that nationally described space standards are met to ensure that new homes are able to meet basic lifestyle needs and provide high standards of amenity for future occupants.

Apartments one, two and three all have one bedroom, with the floorplans showing a double bed, demonstrating that the number of bed spaces within the apartment could be for 2 persons. In turn, when considered against the Minimum Described Space Standards, these apartments should have a

minimum gross internal floor area of 50m² (one bedroom, two persons, 1 storey).

Apartment one has an internal floor area of approximately 46sqm and therefore, falls short of the Minimum Described Space Standards.

Apartment two has an internal floor area of approximately 37.8sqm and therefore, falls short of the Minimum Described Space Standards.

Apartment three has an internal floor area of approximately 41sqm and therefore, falls short of the Minimum Described Space Standards.

Apartment four in the attic has two bedrooms, with the floorplans showing two double beds, demonstrating that the number of bed spaces within the apartment could be for 4 persons. In turn, when considered against the Minimum Described Space Standards, this apartment should have a minimum gross internal floor area of 70m² (two bedroom, four persons, one storey).

Apartment four has an internal floor area of approximately 74m² (excluding areas annotated on the submitted floor plans to have a roof slope below 1.5 metres). However, the Minimum Described Space Standards sets out that *'the minimum floor to ceiling height is 2.3 metres for at least 75% of the Gross Internal Area'*. It is unclear from the plans whether apartment four achieves this and no plans have been submitted to provide clarity on this matter.

All habitable rooms in apartments one, two and three would be served by some form of glazing and therefore, the provision of glazing for these apartments is considered to provide adequate outlook and levels of natural light for the occupiers.

However, the habitable rooms within apartment four in the attic would be served only by velux windows, with the proposed dormer windows to serve the stairs and bathroom. This raises concern, with the occupants of this apartment likely to suffer from poor levels of amenity. This would be contrary to Policy LP24(b) of the Kirklees Local Plan and Chapter 12 of the NPPF.

In relation to Principle 17 of the Housebuilders Design Guide SPD, it is considered that, whilst a lack of outdoor amenity space is unfortunate for apartments one, two and four, the proposed dwelling would be sited centrally in Huddersfield, with access to areas of public open space accessible by public transport and foot. Therefore, this arrangement in this instance is considered acceptable.

A balcony is proposed for apartment three, however, given the location of this to the southern elevation of the first-floor extension, users of the balcony would be able to overlook the windows serving the bedroom of apartment one, having a detrimental impact on the privacy of the occupiers of this apartment. One of the windows to serve the bedroom of apartment 1 would be located within the parameters of the balcony serving apartment three and the other two windows serving this bedroom would be located in very close

proximity to the balcony. In turn, the balcony would have a detrimental impact on the privacy of the occupiers of apartment one.

Whilst the building is relatively constrained by what it can offer, Officers cannot support such an intensified residential usage, with such a poor standard of residential amenity regarding the size of the bedrooms, the limited outlook from apartment four served by roof lights only and the concerns of overlooking into apartment one from the balcony of apartment three.

Officers note the consultation response from KC Environmental Health, which includes several pre-commencement conditions regarding noise and a condition to ensure the submission of a full Air Quality Impact Assessment before the development be brought into use.

Whilst officers accept that some information regarding noise was provided as part of the submission of this application (Residential Noise Assessment authored by Nova Acoustics dated 23 August 2023 Ref NP-009787), given the urban location of the application site and that it is surrounded by busy highways, it is considered that an Air Quality Impact Assessment is fundamental to determining whether the principle of residential accommodation at the site could be achieved safely with regard to air quality levels on the future occupiers. The concern is that, although the development itself will not be adding to the local air pollution, it will be introducing sensitive receptors into an area of poor air quality.

As such, officers consider that this planning application has not been submitted with sufficient information to allow the Local Authority to assess air quality levels on future occupiers. Whilst it is acknowledged that this information could have been sought via negotiation with the planning agent / applicant, the reasons why it was not are set out within the above 'History of Negotiations' section of this report.

Therefore, with the lack of information regarding air quality, the proposal is considered to fail to be in accordance with LP47 of the Kirklees Local Plan, whereby (g) sets out: *“ensuring that the current air quality in the district is monitored and maintained and, where required, appropriate mitigation measures included as part of new development proposals”*.

For the reasons outlined above, the proposal is considered contrary to LP24(b) and LP47 of the Kirklees Local Plan, Chapter 12 of the NPPF and guidance as set out in the Council's adopted Housebuilders Design Guide SPD.

4. Impact on Highway Safety

Turning to highway safety, Local Plan Policies LP21 and LP22 are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Paragraph 115 of the NPPF states that development should only be prevented or refused on highways

grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Principle 12 of the Housebuilders Design Guide sets out, amongst other things that parking to serve dwellings should not dominate streets and should be to the side/rear. Principle 19 of the Housebuilders Design Guide states that provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.

The application form sets out that the number of existing spaces at 100-102 Northgate would remain as existing, 14 spaces. The application form also sets out that eight cycle spaces would be provided as part of the development.

Given the site's proximity to services, Officers consider this to be a sustainable location whereby future occupiers may be able to avoid car use and be compliant with policies LP21 and LP22 of the Kirklees Local Plan and guidance as set out within the Housebuilders Design Guide SPD and Highways Design Guide SPD.

The application form sets out that the scheme has considered areas to store and aid in the collection of waste, including recyclable waste. The waste storage and collection arrangements are set out to be provided within the yard.

It is therefore concluded that the scheme would not represent any significant additional harm in terms of highway safety and as such, complies with Local Plan Policies LP21 and LP22, principles 12 and 13 of the Housebuilders Design Guide SPD and the guidance contained within the National Planning Policy Framework.

5. Other Matters

Climate Change:

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.

Policy LP24 of the Kirklees Local Plan sets out expectations of sustainability regarding development proposals.

Principle 18 of the Housebuilders Design Guide sets out that new proposals should contribute to the Council's ambition to have net zero carbon emissions by 2038, with high levels of environmental sustainability by ensuring the fabric and siting of homes, and their energy sources reduce their reliance on sources of non-renewable energy. Proposals should seek to design water retention into proposals.

Given the nature of the proposals for additional dwellings to an existing building, no special measures were required in terms of the planning application with regards to carbon emissions. However, the applicant has submitted a Climate Change Statement which outlines several mitigation measures.

Taking the above into account, the proposed development would therefore comply with Policies LP24 and LP51 of the Kirklees Local Plan, Principle 18 of the Housebuilders Design Guide and Chapter 14 of the National Planning Policy Framework.

High Coal:

The site is situated within a High Coal Area on the Council's internal database.

KC Environmental Health raised no objection to the proposal with regards to this, subject to the inclusion of a condition and informative regarding contaminated land upon any grant of approval.

Whilst the site is in the Coal Authority referral area, it is considered it constitutes development which falls within the exceptions from the requirement for submission of a risk assessment and consultation with the Coal Authority. In this case the proposal being Alterations to existing non-residential buildings that create no new floor space and would not see ground works form part of the proposal given the development would be above existing development.

With the inclusion of the aforementioned conditions and informatives, the proposal would be considered to comply with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the NPPF.

Contaminated Land:

The site lies adjacent to a former petrol station. Whilst it is unlikely that any groundworks would be necessary for the conversion/extension, upon any grant of approval, a condition was recommended by KC Environmental Health for any unexpected land contamination encountered should groundworks be required.

This condition was recommended by KC Environmental Health to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the NPPF.

Byway:

Byway (HUD/337/10) runs to the northern boundary of the site.

The proposal would not prejudice the function, continuity or implementation of byway HUD/337/10 as a walking or cycling network. Therefore, the proposal is considered to appropriately comply with LP23 of the Kirklees Local Plan.

6. 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 proposals do not accord with the development plan and/or the adverse impacts of granting permission would significantly and demonstrably outweigh any benefits of the development when assessed against policies in the NPPF and other material consideration.

Recommendation: Refuse

Decision Authorisation: Delegated Powers

Application Number: 2023/93502

Officer Recommendation: Refuse

Reasons for Refusal:

1. The proposed dormer extension and first floor extension, by reason of their design, scale and massing, would fail to be subservient to the original dwelling and would appear as incongruous additions to the host building, which would, in turn, harm the character and appearance of the dwelling and the character of the wider streetscene. The proposal would therefore be contrary to Policies LP1, LP2 and LP24 of the Kirklees Local Plan, policies within Chapter 12 of the National Planning Policy Framework and Principles 2, 13 and 14 of the Housebuilders Design Guide SPD.
2. The proposed development would present poor standards of amenity for future occupiers, by reason of; the size of the apartments, the limited outlook to flat 4 as a result of habitable being served solely by roof lights and overlooking into apartment one from the balcony of apartment three. Therefore, the development would be contrary to Policies LP24(b) of the Kirklees Local Plan, policies within Chapter 12 of the National Planning Policy Framework and principle 16 of the Council's adopted Housebuilders Design Guide SPD.

3. Insufficient and inadequate information has been submitted to enable a full assessment of the impact of the development upon air quality and demonstrate compliance with policy LP52 of the Kirklees Local Plan and policies within Chapter 12 of the National Planning Policy Framework

Plans and Specifications Schedule: -

Plan Type	Reference	Version	Date Received
Existing Basement and Ground	102	-	29.11.23
Existing First and Attic	103	-	29.11.23
Existing and Proposed Longitudinal Section	108	-	29.11.23
Existing Elevation	107	-	29.11.23
Proposed Basement and Ground	104	-	29.11.23
Proposed Site Plan	101	-	29.11.23
Proposed Floor Plans	-	-	07.12.23
Location Plan	100	A	07.12.23
Proposed Attic	106	A	07.12.23
Proposed Elevations	109	A	07.12.23
Proposed First	105	A	07.12.23
Design and Access Statement	-	-	29.11.23
Climate Change Statement	-	-	29.11.23
Residential Noise Assessment	NP-009787	-	29.11.23
Brookvent Aircycle Brochure	-	-	29.11.23

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.

No negotiations have taken place with the applicant/agent due to there being no obvious solution to overcome concerns with regards to the visual amenity and residential amenity. It was also not considered that there would be any possible amendments to deliver the level of accommodation sought within the remit of the original description of proposal.

Report dated: 29.01.24