

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:	2023/62/93679/W
Site Address:	Hey End Cottage, 17, Cliff Lane, Holmfirth, HD9 1XE
Description:	Demolition of existing extension and erection of single-storey extension, alterations to patio and steps (within a Conservation Area)
Recommending Officer:	Molly Storer

DECISION – CONDITIONAL FULL PERMISSION

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

AUTHORISED OFFICER

Date: 08-May-2024

Officer Report

Site Description

The application site relates to Hey End Cottage, a two story, end of terrace dwelling in the area of Holmfirth. The property is accessed via a single-track road off Cliff Lane and benefits from garden amenity space and a driveway to the side of the property. The existing building is of a traditional vernacular construction with natural coursed stone and a pitched stone slate roof with the windows and doors which are constructed from timber. The property lies within the Holmfirth Conservation Area and is adjoined to Grade II Listed Building's 13 & 15 Cliff to the south. The site is also adjacent to a public right of way to the east (HOL/110/10) and is in an area with a known presence of bats as well as being located within the Green Infrastructure Network.

Description of Proposal

The applicant is seeking permission for the demolition of the existing extension to the side and the erection of a single-story extension. The proposed extension will project 5.35m from the north side elevation and will have a width of 7.8m. This will create space for a new open plan kitchen/dining area. The extension will have a stone slate pitched roof in the same orientation as the main building which will include conservation type roof lights. There is also a new letterbox type window proposed in the original building and raised platform and associated new steps to be constructed to access the existing raised patio from the public footpath above.

History of Negotiations / Amendments Received

The original plans showed that the existing small gable extension would be demolished and replaced with a much larger shallow mono-pitch zinc roofed extension. However, the Conservation and Design Team raised concerns about the proposed development on heritage and design grounds particularly with regards to statutory duties under sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies LP24 and LP35 of the Local Plan and paragraphs 206 and 208 of the NPPF (20 December 2023). The agent was of the LPA's concerns in relation to the affected heritage assets, in this case the attached Grade II listed cottages at 13-15 Cliff Lane and the Holmfirth Conservation Area in which the property is situated.

It was suggested that a stone slate pitched roof in the same orientation as the main building would be more in style and in keeping with its character. In addition, it was recommend that a number of amendments be considered to make the development subservient to the host property and in order to further preserve the character of the conservation area it was recommended that less glazing should be utilised and conservation roof lights be incorporated to make the extension more traditional. It was further advised this would also reduce the impact of the proposal upon the setting of the listed cottages and would preserve the character of the conservation area.

The agent responded with amended plans which showed an adjusted plan based on the suggestion from conservation officers. These plans will be assessed in the following report.

Relevant Planning History

2021/93315 - Work to Tree(s) within a Conservation Area – Granted.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (July 2015).

The application has been publicised as affecting the setting of a listed building, affecting the setting of a conservation area and affecting a public right of way by neighbor notification, site notice and by press advertisement. The expiry date of the publicity period was the 16th February 2024.

Holme Valley Parish Council – Support the application

No representations were received.

Consultation Responses

The following consultations have been undertaken for this application with the summarised responses listed below.

K.C. Conservation and Design - Raised concerns in relation to the initially proposed scheme, on the basis of heritage and design grounds.

The responses of the above consultee are discussed in greater length within the 'Assessment' section of this report.

Allocation and Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted February 2019) and the Holme Valley Neighbourhood Plan (adopted December 2021).

The site is within the Holmfirth Conservation Area on the Kirklees Local Plan.

To the north-east of the property are 13 and 15 Cliff Lane which are Grade II Listed Buildings with the listed building description being as follows: "Two dwellings. Late C19. Hammer dressed stone. Quoins. Bitumen covered stone slate roof with gable copings. Large central ashlar stack. Two storeys and basement. East elevation: small lights to basement in light well. At ground floor level: entrance to left and right, both in later porch, and two 3-light

windows. To first floor are two 5-light windows one with 2 lights blocked. Possible further 2-lights between, now blocked. West elevation: one 3-light window to ground floor and one 3-light window to ground floor and modern bow in former 3-lights opening. To first floor is former 7-light window with 3 blocked lights to center, and one 6-light window. To south is slightly later addition, altered, with single light windows to west.”

The following legislation, policy and guidance is considered relevant to the determination of this application: -

Kirklees Local Plan

- LP1 - Achieving Sustainable Development
- LP2 - Place Shaping
- LP21 - Highway and Access
- LP22 - Parking
- LP24 - Design
- LP30 - Biodiversity and Geodiversity
- LP31 - Strategic Green Infrastructure Network
- LP35 - Historic Environment
- LP51 - Protection and Improvement of Local Air Quality

Holme Valley Neighborhood Development Plan

The site is within Landscape Character Area 4: The settled slopes of the Holme Valley. One key characteristic of the area is framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park. Boundary treatments comprise largely of millstone grit walling and the stone walling which runs parallel with Upper thong Lane is representative of local vernacular detailing. A network of Public Rights of Way (PRoW) including the Holme Valley Riverside Way which follows the River Holme from Holmbridge through Holmfirth and downstream. National Cycle Route no. 68 follows minor roads through Upper thong towards the centre of Holmfirth before climbing the opposing valley slopes. Mill ponds reflect industrial heritage and offer recreation facilities.

Key built characteristics of the area are Mill buildings, chimneys and ponds, including Ribbleden Mill with its chimney, associated mill worker houses and ashlar fronted villas link the area to its industrial and commercial heritage and are a legacy of the area’s former textile industry. Terraced cottages and distinctive over and under dwellings feature on the steep hillsides with steep ginnels, often with stone setts and narrow roads. Narrow winding streets with stepped passageways, stone troughs and setts characterise the sloping hillsides above Holmfirth town centre. Small tight knit settlements on the upper slopes are characterised by their former agricultural and domestic textile heritage. There are mixed areas of historic and more recent residential and commercial developments.

The following policies of this plan are considered most relevant:-

- **Policy 1** – Protecting and Enhancing the Landscape Character of the Holme Valley
- **Policy 2** – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design
- **Policy 12** – Promoting Sustainability.
- **Policy 13** – Protecting Wildlife and Securing Biodiversity Net Gain.

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 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 12 Achieving well-designed & beautiful places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

Supplementary Planning Documents/guidance

- House Extensions & Alterations SPD (adopted June 2021)
- Holme Valley Neighborhood Development Plan (December 2021)
- The Planning and Compulsory Purchase Act 2004.

Legislation

- The Town & Country Planning Act 1990 (as amended).
- The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character of appearance of Conservation Areas.

When making a recommendation in respect of a planning application affecting a Listed Building or its setting, attention must be given to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires

the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic interest which it possesses'.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon the character and appearance of the area (including impact upon historic environment)
2. Impact upon residential amenity
3. Impact upon highway safety
4. Other matters – e.g. trees/ecology (e.g. bats)
5. Representations
6. Conclusion

1 – Principle of Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

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

Policy LP1 of the Kirklees Local Plan (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 National Planning Policy Framework. LP1 goes on further to stating 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 LP2 of the KLP 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 of 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.

2 – Impact on character and appearance of the area (including impact upon historic environment):

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.

LP24 states that all proposals should promote good design by ensuring the following:

“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 & Alterations Supplementary Planning Document seek to ensure development is subservient to the host property and in keeping with the character of the locality.

The site is located within the Holmfirth Conservation Area; therefore Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 needs to be considered, which requires Local Planning Authorities to pay special attention in order to preserve or enhance the character and setting of buildings or land within a Conservation Area.

Furthermore, Policy LP35 of the Local Plan and Chapter 16 of the National Planning Policy Framework is relevant which considers the historic environment.

LP35 states that:

'Development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm'.

Under Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, all development proposals should demonstrate how they have been informed by the relevant Landscape Character Area and should respect local built character, strengthening sense of place. Policy 3 states that buildings and structures which are identified as positive contributors to the designated conservation areas in Holme valley should be in terms of Kirklees Local Plan Policy LP35.

Paragraph 5.15 of the SPD state that side extension 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 into more detail about single storey side extension and states:

- 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.

In this instance the extension will be located to the side away from the listed buildings and will have a stone slate pitched roof in the same orientation as the main house to ensure that the design harmonises with the original dwelling and is in keeping with the local area. This also aligns with character management principles of Holme Valley Landscape Character Area 4 which states that regard should be had to the key characteristics that give these areas their distinctive character and should respect, retain, and enhance the character of existing settlements, including vernacular building styles, settlement patterns, alignment of the building line and the street scene.

The design of the extension will harmonise with the surrounding development and due to matching materials and roof form will not appear out of place when views are taken from across the valley.

The extension will not extend more than two thirds the width of the original house and will have a maximum height of 4m and a height to the eaves of 2.5m which results in a subservient addition which will not dominate the host property. Therefore, although the extension is not be set back at least 500mm from the original building line, given the siting of the extension and limited views which can be taken, and fact it would replace an existing structures which is sited similarly (with the elevation of the existing structure tying into the front elevation of the dwelling) this is considered to be acceptable due to the extension not extending further than the front elevation and creating a visually harmonious appearance.

The proposal would see the construction of a wall and infilling between the new wall and existing retaining wall, this would also incorporate a new

external stairway to allow access to remain. It is recommended a condition is included which requires the external walls and steps to be constructed from natural stone. On the basis of the inclusion of the recommended condition this element of the scheme is considered to have an acceptable visual impact and would not significantly alter the appearance of the host property or affect the setting of the Conservation Area.

Given the amendment of the scheme, from that as initially proposed, and taking account the overall design and appearance of the proposal it is considered that, subject to condition requiring the materials of construction to match that of the host property, the proposal would not lead to harm within the Conservation Area and would not have an adverse impact upon its setting.

The proposed development is therefore considered to comply with Policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, Principles 1 and 2 of the Council's House Extensions and Alterations SPD, policies 1, 2 and 3 of the Holme Valley Neighbourhood Plan and policies within Chapter 12 of the National Planning Policy Framework.

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 neighboring occupiers”.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: “extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbors.”
- Principle 4 – that: “extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighboring properties relating to privacy, light, and outlook.”
- Principle 5 – that: “extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighboring property.”
- Principle 6 – that: “extensions and alterations should not unduly reduce the outlook from a neighboring property.”
- Principle 7 – that: “extensions and alterations should ensure an appropriately sized and useable area of private outdoor space is

retained. Normally at least half the garden area should be retained as part of the proposals.”

Policy 2 of the HVNP sets out that proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings and prevent or reduce pollution as a result of noise, odour, light and other causes. Light pollution should be minimised and security lighting must be appropriate, unobtrusive and energy efficient.

Further to this, Paragraph 130 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.

Paragraph 5.16 of the SPD state that side extension should:

- maintain the quality of the environment for neighbours by: Ensuring reasonable levels of natural light to the habitable rooms in neighbouring properties; and positioning windows to minimise or avoid any potential overlook into neighbouring gardens.

Impact on 13 & 15 Cliff Lane

Due to the positioning of the extension to the north side elevation it means that the development will be screened by the host property and will not be visible from No.13 or 15. Therefore, no windows will face onto these dwellings meaning that privacy will not be affected and as the extension is screened natural light into these houses will not be affected therefore it will not have any overbearing or overshadowing impact.

There are no other surrounding properties that will be significantly affected in terms of overshadowing or privacy due to the next nearest property having a separation distance with the extension of 20m. The proposal is not considered to be of a size and scale that would be unduly oppressive / overbearing to neighbouring occupiers.

In conclusion, taking the above into account it is considered that the proposals would not result in significant impacts on the privacy and amenity of any neighboring occupants, complying with Policy LP24 of the Kirklees Local Plan (b), Chapter 12 of the National Planning Policy Framework, Policy 2 of the Holme Valley Neighborhood development Plan and principles 3, 4, 5, 6 and 7 of the Council’s House Extensions and Alterations SPD.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the NPPF 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.

The development will not result in any loss of parking spaces and will not increase the number of bedrooms on site and it is therefore considered that the development would have no impact on highway safety and would accord with the aims of LP21 and LP22 and of KPD 15.

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.

Considering the scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

Bats

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.

It is considered appropriate to include an informative note upon any grant of permission which draws the attention of the applicant / developer to the requirements of the law should a bat be encountered on site. On the basis of the inclusion of such an informative note the proposal is considered to be acceptable in this regard.

Public Right of Way

Public Right Of Way footpath (HOL/110/10) is located adjacent to the east of the site. The proposed works are at a significantly lower land level than the public right of way and will not affect the PROWs setting or their users. A note will be attached to the report to ensure this is not impacted upon and the other legal duties on the developers regarding PROW.

Land stability

Policy LP53 of the Kirklees Local Plan and paragraphs 180 and 189 of the National Planning Policy Framework are relevant which seek to ensure that a site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation.

The proposal would see some works adjacent to the retaining wall, these would include construction of a further wall, and infilling between the existing retaining wall and the new wall which forms part of this proposal. It is considered that, given the works would be to allow pedestrian access only, and would be to increase built form adjacent to a retaining structure, the appropriate approach in this case is to draw the applicant's attention to Paragraph 184 of the National Planning Policy Framework which states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Whilst the works are adjacent to a retaining structure, which retains a highway, in this case the scope of the works are such that, subject to informative drawing the applicant's attention to the requirements to contact the Highway Authority in relation to works affecting highway structures, the proposal would not have a significant impact in this regard.

6. Representations

Holme Valley Parish Council's support for the proposal is noted. No other representations were received.

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, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation

APPROVE

Decision Authorisation: Delegated Powers

Application Number: 2023/93679

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 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP21, LP22, LP24 & LP35 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document, Policies 1,2 and 3 of the Holme Valley Neighbourhood Plan and Policies within Chapters 2, 12, 14, 15 and 16 of the National Planning Policy Framework

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

Reason: In the interests of visual amenity and to preserve the setting of the Conservation Area in accordance with Policies LP01, LP02, LP21, LP22, LP24 & LP35 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document, Policies 1 and 2 within the Holme Valley Neighbourhood Development Plan and policies within Chapter 12 of the National Planning Policy Framework.

4. The materials of construction of the roof of the extension hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

Reason: In the interests of visual amenity and to preserve the setting of the Conservation Area in accordance with Policies LP01, LP02, LP21, LP22, LP24 & LP35 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document, Policies 1 and 2 within the Holme Valley Neighbourhood Development Plan and policies within Chapter 12 of the National Planning Policy Framework.

5. The rooflights hereby approved shall be Conservation style or similar and fitted flush to the roof plane. Glazing shall have a thickness of no more than 16mm at 4:8:4 ratio. The rooflights approved by this condition shall be retained thereafter.

Reason: In the interests of visual amenity and to preserve the setting of the Conservation Area in accordance with Policies LP01, LP02, LP21, LP22, LP24 & LP35 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document, Policies 1 and 2 within the Holme Valley Neighbourhood Development Plan and policies within Chapter 12 of the National Planning Policy Framework.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a license. 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.

NOTE: The applicant's attention is drawn to Paragraph 184 of the National Planning Policy Framework which sets out that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

NOTE: Public footpath (HOL/110/10) is adjacent to the development site and must not be interfered with or obstructed, prior to, during or after development works.

The Council's public rights of way unit may be contacted by telephone 01484 221000 and ask for Sharon Huddleston. Contact via email can be made at publicrightsofway@kirklees.gov.uk

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Existing and proposed floor plans	190424 02	A	30/04/2024
Existing and proposed elevations	190424 03	A	30/04/2024
Climate change statement	-	-	20/12/2023
Application form	-	-	13/12/2023

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. Amended plans were submitted which showed a stone slate pitched roof in the same orientation as the main

building to be more in style and in keeping with the areas character after recommendations from Conservation and Design.

Report Dated:

Coal – low