

**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:	2024/62/90115/W
Site Address:	21-23, 25 and 27 Round Ings Road, Outlane, Huddersfield, HD3 3FQ
Description:	Alterations and renovations to existing dwellings 21/23, 25 and 27; erection of single storey extensions to existing dwellings 25 and 27; partial dismantling and re-building of detached barn; conversion and extension of detached and attached barns to form one dwelling; widening/improvements to existing access road, formation of parking and turning areas, together with hard and soft landscaping (Listed Building)
Recommending Officer:	Katie Chew

DECISION – Conditional Full Permission

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

Teresa Harlow

AUTHORISED OFFICER

Date: 23rd April 2024

Officer Report

Site Description

21-23, 25 and 27 Round Ings Road, Outlane, Huddersfield, HD3 3FQ

The application relates to 21-23, 25 and 27 Round Ings Road, Outlane, a short terrace of Grade II Listed cottages with an attached barn at the north-east and a separate detached curtilage listed farm building to the east. The listing description of the building is as follows (Historic England ref: 1277331):

“ROUND INGS ROAD 1. 5113 (North Side) Nettleton Hill Nos 21 to 27 (odd) SE 0817 25/1150 II 2. Early or mid C19. Longhouse-type farmhouse. Hammer dressed stone. Pitched stone slate roof. 2 storeys. Stone brackets to gutter. Nos 21 and 23 have 2 ranges of sashes with glazing bars, and 2 ranges of bipartite sashes with glazing bars. Nos 25 and 27 have two 6-light stone mullioned windows with glazing bars (one with 2 blocked lights) on 1st floor, and 2 bipartite sashes with glazing bars on ground floor. Barn has round-arched cart entrance with small round-arched window above”.

The main two-storey building is constructed in hammer dressed stone with a stone slate roof and windows in the form of mullioned ranges, mullioned pairs and single openings. The attached barn has a large round arched cart entrance on the south-east elevation, with a small round-arched window above and a doorway. There is a garden area to the north west side of these buildings.

The small, cart building is within the curtilage of the farmhouse and is curtilage listed. This two-storey structure is also constructed from hammer dressed stone with a stone slate roof, round-arched cart entrance and large window on the south-west elevation, and a small 6 paned timber window in the north-west elevation. It is in derelict condition.

The site is located to the north-east of Round Ings Road and is surrounded by open countryside. The site is also washed over by the Green Belt. The site is accessed via a track off Round Ings Road which runs to the south-west side of the cottages. The site slopes downwards from south-west to north-east.

It has been noted that a significant amount of work has been carried out without consent, including replacement windows, extensive internal alterations as well as engineering works, all of which would require planning permission and/or listed building consent.

Description of Proposal

The application seeks planning permission for alterations and renovations to existing dwellings 21/23, 25 and 27; erection of single storey extensions to existing dwellings 25 and 27; partial dismantling and re-building of detached

barn; conversion and extension of detached and attached barns to form one dwelling; widening/improvements to existing access road, formation of parking and turning areas, together with hard and soft landscaping (Listed Building).

The existing detached barn is proposed to be partially dismantled and re-built as existing, providing the original openings and utilising lime mortar pointing. One new window opening is proposed within this building at first floor level on the north-east elevation, and three conservation style rooflights are also to be installed. The barn once re-built would form additional two-storey accommodation for the proposed dwelling in what is currently the attached barn (adjacent to no. 27). A single storey glazed link extension with a glazed pitched roof, measuring approximately 3.1m x 2m, with a ridge height of around 3.2m, is proposed in order to connect the detached barn to the attached barn.

The existing attached barn is to be converted to form 1 new dwelling, this will include a two-storey extension to the side (north-eastern elevation) and would measure around 7m x 5.4m, with a ridge height of 8m. The roof of the extension would be pitched and set down from the roof of the original building. Window/door openings are proposed on the side and rear elevations. All materials are to match the existing, with the use of natural stone and natural slate roof tiles. Existing openings on the front and rear elevations of the attached barn are to comprise of simply glazed side hung casement windows with minimal frames. Two new / modified openings are also proposed on the rear elevation. Internal alterations include a new staircase and removal of sections of wall to provide access to the new extension and to form storage.

The proposals also seek to provide single storey extensions to nos. 25 and 27 Round Ings Road. The extensions are to be located to the rear of the properties and are to measure approximately 3.1m x 5.2m, with ridge heights of around 3.7m. The extensions are to comprise of lean-to style roofs and will be constructed utilising natural stone and natural slate roof tiles, with aluminium bi-fold doors.

The existing porch on no. 21-23 is to be demolished and replaced with a simple vertical boarded door. The existing garage door opening is to be fitted with aluminium bi-fold doors.

Sash windows are proposed to replace the unauthorised double casements windows currently fitted (which are deemed to be inappropriate). The sashes are to be spring balanced, and double-glazed units with traditional through glazing beads. These windows will be fitted to no. 21 / 23 (ground and first floor) and 25 & 27 (ground floor).

The recently fitted first floor double glazed casement windows to units 25 and 27 are proposed to be retained with the installation of two conservation style rooflights in No's 25 and 27, one on the attached barn extension, and three on the detached barn.

Vertical timber doors with glazed vision panel are to be installed on all the dwellings (including the detached barn element).

The existing driveway is proposed to be widened to 4.5 metres (to allow two cars to pass) and would be constructed using tarmac. The private driveway area to the front of the dwellings is proposed to be surfaced with gravel. A refuse collection point and grit bin storage are proposed adjacent to the entrance of the development. In addition, a turning head is also proposed to the west of the dwellings for fire tender and other cars/delivery vehicles. The entrance area is also proposed to be widened to allow better pull-in for bin waggons.

In terms of parking, each dwelling is proposed to have an allocated parking plot to accommodate two or three cars, these areas are to be constructed using grasscrete surfacing and will be bordered by a new stone retaining wall (other than the area for no. 21-23). One visitor parking space is also proposed.

Garden and amenity areas are proposed for each dwelling to either the rear, or side and rear. These amenity spaces are to be bordered by a combination of 1.2m high dry-stone walling and 1.2m high post and rail fencing. Each dwelling will also have its own refuse storage area adjacent to their allocated parking spots.

History of negotiations/amendments received

Amended plans were requested following receipt of comments from the Council's Conservation & Design team in respect of two cart entrance doors.

Relevant Planning History

2024/90116 – Listed Building Consent alterations and renovations to existing dwellings 21/23, 25 and 27; erection of single storey extensions to existing dwellings 25 and 27; partial dismantling and re-building of detached barn; conversion and extension of detached and attached barns to form one dwelling; widening/improvements to existing access road, formation of parking and turning areas, together with hard and soft landscaping. Pending consideration.

2022/92170 – Listed Building Consent for erection of extensions and alterations to 3 dwellings, change of use and extensions and alterations to barns to form extended dwelling (no. 4) and change of use of land to form access and parking. Refused 16th December 2022. This application was refused as:

'1. The development subject of this application, by virtue of the quantity, siting, scale and design of the extensions, the design of the replacement barn, the design of the alterations (including the introduction of a large number of rooflights, the removal of historic fabric and the alteration to window configurations) and the demolition of the curtilage listed barn and boundary wall, would obscure and remove historic fabric, result in alien additions to this vernacular building group and significantly alter the legibility of the building group, thereby causing less than substantial (but very serious) harm to the

significance of the Grade II listed building. The less than substantial harm caused to the significance of the listed building would not be outweighed by public benefits. As such, the development would be contrary to Policies LP24 and LP35 of the Kirklees Local Plan, Government guidance contained within Chapters 12 and 16 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990'.

2022/92169 – Erection of extensions and alterations to barns to form extended dwelling (no. 4) and change of use of land to form access and parking (Listed Building). Refused 16th December 2022. This application was refused as:

'1. The application site is located within the designated Green Belt, whereby as set out in the National Planning Policy Framework (NPPF), most development, subject to certain exceptions, is regarded as inappropriate. Paragraphs 149 and 150 of the National Planning Policy Framework and Policies LP57, LP58, LP59 and LP60 of the Kirklees Local Plan outline exemptions to where extensions, conversions, the redevelopment of previously developed sites and the change of use of land could be appropriate. However, cumulatively, the works are not compliant with any of these exceptions therefore the development constitutes inappropriate development in the Green Belt. Furthermore, the development would cause significant harm to the openness of the Green Belt and visual amenities of the Green Belt through introducing a number of extensions, extensive hardstanding and intensifying the use of the site, which is in the open countryside. There would also be conflict with one of the purposes of including land within Green Belt. There are no very special circumstances to clearly outweigh the harm to the Green Belt caused by reason of inappropriateness and other harm. The proposal is therefore contrary to Policies LP57, LP58, LP59 and LP60 of the Kirklees Local Plan and Chapter 13 of the National Planning Policy Framework.

2. The development subject of this application, by virtue of the quantity, siting, scale and design of the extensions, the design of the replacement barn, the design of the alterations, the demolition of the barn and the urbanising nature of the change of use and engineering operations in order to create four residential properties, would represent poor design and result in an incongruous form of development in the rural locality that would cause less than substantial (but very serious) harm to the significance of the Grade II listed building, as well as detrimental harm to the visual amenities of the locality. The less than substantial harm caused to the significance of the listed building would not be outweighed by public benefits. As such, the development would be contrary to Policies LP24(a) and LP35 of the Kirklees Local Plan, Government guidance contained within Chapters 12 and 16 of the National Planning Policy Framework and Principles 2 and 14 of the Council's adopted Housebuilders Design Guide Supplementary Planning Document.

3. *The proposed development, by virtue of the size and scale of the rear extensions to be provided for dwellings/plots 2 and 3, would result in a cramped form of development, as an inadequate amount of private outdoor amenity space would be provided for these proposed properties. This would not provide a high standard of amenity for the future occupiers of these properties and would therefore be contrary to Policy LP24(b) of the Kirklees Local Plan, Principle 17 of the Council's adopted Housebuilders Design Guide Supplementary Planning Document and Chapter 12 of the National Planning Policy Framework.*

4. *No information has been provided to demonstrate improvements to the access, sight lines, gradients or how internal refuse turning can be provided. The proposal has therefore failed to demonstrate that by approving such a development in this location, would not result in an unacceptable conflict and increase to the risk of highway safety of both the existing and future users, especially in relation to the existing access. On the basis of the submitted application the proposal is therefore contrary to Policies LP21 and LP22 of the Kirklees Local Plan, the aims of the Council's adopted Highways Design Guide, Principle 12 of the Council's adopted Housebuilders Design Guide Supplementary Planning Document and Chapter 9 of the National Planning Policy Framework.*

5. *In the absence of any details in relation to the impact which the development would have on the mature trees (within and adjacent to the site), it has not been sufficiently demonstrated that the proposal would prevent harm in terms of directly or indirectly threatening trees which contribute to public amenity and the significance of the nearby Grade II listed building. The development would therefore be contrary to Policies LP33 and LP35 of the Kirklees Local Plan, Principle 7 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and Chapters 12, 15 and 16 of the National Planning Policy Framework'.*

2021/90207 – Erection of externals and external alterations to existing dwellings and attached barn to form 4 dwellings; demolition of detached barn; erection of detached car port and change of use of land to form access and parking. Withdrawn 13th April 2021.

2021/90208 – Listed Building Consent for erections of extensions with external and internal works to existing dwellings and attached barn to form 4 dwellings; demolition of detached barn. Withdrawn 13th April 2021.

84/02474 27 Round Ings Road – Listed Building Consent for erection of new roof and installation of toilet to existing barn – Approved 29th June 1984.

84/00404 27 Round Ings Road – Listed Building Consent for erection of porch – Approved 9th March 1984.

Pre-application Advice

2023/21348 – Pre-application for refurbishment and extension of 3 no. existing listed dwellings and conversion and extension of existing barns to form 1 no. dwelling. A follow up email was sent to the applicant's agent after a pre-application meeting was undertaken, this letter concluded that:

'-Redesign has incorporated a turning space for a fire appliance, slight widening of the access and visibility splays provided

- KC Highways advised they consider the issues appear to have been addressed and taking a view on the scheme as a whole consider it likely the matters which were a cause for concern in the consideration of application 2022/92169 have been accommodated by the proposed amended scheme.

- Suggestion for post and rail boundary treatments, with any higher level boundary treatment to be limited to within close proximity of private areas of amenity space

- The revised scheme, in terms of revised amenity space provision, appears to provide a suitable amount of space taking account of the reduced scale of the dwellings in terms of the amount of accommodation / bedrooms intended to be provided.

- Suggestion to reduce (further) the number of roof lights being provided down to 4.no in total and that these be of a conservation design.

- Advised sash windows could be spring balanced and that details be provided of windows (1:20 / 1:10 elevations of each window and 1:5 detailing / profiling)

- Advised in terms of Green Belt considerations the starting point is numbers (in terms of volume) and that the overall design is a factor in terms of assessing whether additions are 'not disproportionate'. I provided my general view that the revised scheme appears to have reduced down the scale of the proposal, including the footprint of the entire site, and that it may be considered to suitably address the reason for refusal. I raised the query about the extent of amenity

space to the side and advised detail be provided as part of any application: given your assumption that it appears to benefit from being established curtilage.

- Advised to set out in the planning statement the Green Belt issues / how overcome in the context of the previous refusal given the previous decision is a consideration which must be taken into account.

- It was advised the proposal would result in 'less than substantial harm', reinstatement of historic

details likely to be considered a public benefit, advised to set this out in the submitted application.

- Discussion surrounding surfacing / walls / retaining wall in terms of use of a cellular gravel and grasscrete surfacing across the site along with utilising existing tarmac access which would run between the road and the buildings'.

2021/21258 – Pre-application advice for refurbishment of four grade two listed dwellings.

Relates to an earlier scheme

Representations

Final publicity date expires:

Neighbour Letters – Expired 5th March 2024.

Site Notice – Expired 22nd February 2024.

Press Notice – Expired 8th March 2024.

No representations have been received to date.

Officer note: The application has been advertised by site notice and press notice in line with the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. This is due to the site affecting the setting and significance of Listed Buildings to the south-east and being located within the Golcar Conservation Area.

Consultation Responses

KC Highways Development Management – Comments received 19th March 2024. No objections subject to conditions relating to surfacing and drainage, sightlines, methods for storage/access for waste and the submission of a defects survey.

Officer note: Following receipt of the above recommended conditions the applicant's agent sought to respond requesting why a condition in relation to bin storage and collection points was required when the details were already clearly outlined on the submitted plans. In addition, they noted that the road defects condition seemed a little excessive for a development whereby only 1 new dwelling is to be created via conversion. The Council's Highways Officer read over the response and concluded that upon review the conditions regarding waste and defects survey can be omitted on this occasion.

KC Environmental Health – Comments received 14th February 2024. No objections to the proposals subject to conditions and informatives relating unexpected land contamination and construction site working times.

KC Ecology Unit – Comments received 2nd February 2024. No objections subject to conditions relating to the provision of bat roosting and bird nesting features, and that no site clearance can be undertaken between the 1st March and 31st August to prevent significant ecological harm.

KC Conservation & Design – Comments received 13th March 2024. No objections to the proposals but do request amendments to the two arched cart entrance windows, requesting that the frame sections be slimmer without the central section to help reduce the massing, and further details to be submitted on how the first floor will interact with the barn doors as this is not clear at present.

Officer note: Following receipt of amended plans and details, the Council's Conservation and Design Officer confirmed via email on the 26th March 2024 that the details now appear to be fine.

KC Trees (Informal) – Comments received 26th March 2024. Officers raise no concerns with regards to the submitted report and AIA. Their only comment is that whilst the outline AMS looks good the final AMS should match what is proposed within the outline.

Parish/Town Council

N/A.

Local Ward Members

None.

Planning Policy Background

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The application site is located within the Green Belt and a Bat Alert Area. It is also important to note that the host buildings are Grade II Listed.

Kirklees Local Plan (LP):

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP3 – Location of New Development
- LP7 – Efficient Use of Land and Buildings
- LP11 – Housing Mix and Affordable Housing
- LP21 – Highway safety and access
- LP22 – Parking
- LP24 – Design
- LP28 – Drainage
- LP30 – Biodiversity & Geodiversity
- LP33 - Trees
- LP35 – Historic Environment
- LP51 – Protection and Improvement of Local Air Quality
- LP52 – Protection and Improvement of Environmental Quality
- LP53 – Contaminated and Unstable Land
- LP57 – Extension, Alteration or Replacement of Existing Buildings
- LP58 – Garden Extensions
- LP59 – Brownfield Sites in the Green Belt
- LP60 – The Re-use and Conversion of Buildings

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 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. Most specifically in this instance, the below chapters are of most relevance:

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 13 – Protecting Green Belt land
- 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

Other Guidance Documents:

- Biodiversity Net Gain Technical Advice Note
- Housebuilders Design Guide SPD (2021)
- Kirklees Highways Design Guide (2019)
- Kirklees Waste Management Design for New Developments
- Nationally Described Space Standards
- National Design Guide
- Kirklees Climate Change Guidance for Planning Applications (2021)

Summary of Principal Planning Issues

The following matters are considered in the assessment below –

- 1) Principle of development
- 2) Scale, design and visual impact of the proposed development
- 3) Impact of the proposed development upon the privacy and amenity of neighbouring properties
- 4) Impact on highway safety
- 5) Other matters
- 6) Conclusion

1 – Principle of Development:

1.1 – Sustainable 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 this 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.

1.2 – Housing Density/Delivery

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. National planning policy requires local planning authorities to demonstrate five years supply of deliverable housing sites against their housing requirement.

The 2023 up-date of the five-year housing land supply position for Kirklees shows 3.96 years supply of housing land. As the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, it is necessary to consider planning applications for housing development in the context of NPPF paragraph 11 which triggers a presumption in favour of sustainable development. This means that for decision making “*Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (NPPF Footnote 8), granting permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (NPPF Footnote 7) ; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*”

The Council’s inability to demonstrate a five-year supply of housing land weighs in favour of housing development but has to be balanced against any adverse impacts of granting the proposal. The judgement in this case is set out in the officer’s assessment below.

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 and a net density of at least 35 dwellings per hectare should be provided. Principle 4 of the Housebuilders Design Guide seeks to ensure a density of 35 dwellings per hectare or more is achieved. Where a density of 35 dwellings per hectare cannot be achieved, policy LP7 sets out that lower densities will only be acceptable if it is demonstrated that this is necessary to ensure the development is compatible with its surroundings, development viability would be compromised, or to secure particular house types to meet local housing needs.

As the site measures around 0.2 hectares, it has a potential density of 7 dwellings. However, as the proposals seek to simply convert and extend existing buildings, and that a higher density of development would likely lead to issues in terms of design, parking/access problems, impacts on the openness of the Green Belt and on the setting and significance of heritage assets, it is considered that in this case, there are considered to be circumstances which justify the proposed density of development. It is therefore considered that the principle of redevelopment of the site for 4 dwellings is acceptable with regard to the proposed density of development.

1.3 – Land Allocation (Green Belt)

The site is allocated as Green Belt in the Kirklees Local Plan.

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the categories set out in paragraphs 154 or 155 of the NPPF. Exceptions include:

- Paragraph 154 (c) – the extension or alteration of a building would not be inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building.
- Paragraph 154 (d) – the replacement of a building, provided that the new building is in the same use and not materially larger than the one it replaces.
- Paragraph 154 (g) – limited infilling or the partial/complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), so long as the proposals would not have a greater impact on the openness of the Green Belt than the existing development.
- Paragraph 155 (b) – engineering operations.
- Paragraph 155 (d) – the re-use of buildings in the Green Belt would also not be inappropriate provided that the buildings are of a permanent and substantial construction.
- Paragraph 155 (e) – material changes in the use of land (such as changes of use for outdoor sport or recreations, or for cemeteries and burial grounds).

Policies LP57, LP59 and LP60 of the Kirklees Local Plan are consistent with policies within the NPPF. Local Plan Policy LP57 criteria (b) echoes this exception but also requires proposals to not result in a greater impact on openness in terms of the treatment of outdoor areas including hard standings, curtilages and enclosures and means of access. Design and materials should also have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting. This is further supported under Policy LP60 criteria (b & c). Policy LP59 relates to redevelopment of brownfield land and sets out that in the case of partial or complete redevelopment, the extent of the existing footprint should not be exceeded and should not result in the loss of land that is of high environmental value which cannot be mitigated or compensated for.

Whether the proposal is inappropriate development in the Green Belt

Extensions to 23 and 25 Round Ings Road

The proposals also seek to provide single storey extensions to nos. 25 and 27 Round Ings Road. The extensions are to be located to the rear of the properties and are to measure approximately 3.1m x 5.2m, with ridge heights of around 3.7m. The extensions are to comprise of lean-to style roofs and will be constructed utilising natural stone and natural slate roof tiles, with aluminium bi-fold doors.

Policy LP57 of the Kirklees Local Plan is therefore relevant as it relates to the extension of existing buildings within the Green Belt. Stating that proposals for the extension of buildings in the Green Belt will normally be acceptable provided that 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. The proposal should also not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.

Given the overall scale, size and design of the single storey extensions in relation to the original dwellings they are to extend from, it is likely that on balance, this element of the works in isolation would result in proportionate additions and would accord with Paragraph 154(c) of the NPPF and in line with Policy LP57(a) of the Kirklees Local Plan.

Barn Conversion and Extension

The proposals also seek to convert the existing attached barn to form 1 new dwelling, this will include a two-storey extension to the side (north-eastern elevation) and would measure around 7m x 5.4m, with a ridge height of 8m. The roof of the extension would be pitched and set down from the roof of the original building. Window/door openings are proposed on the side and rear elevations. All materials are to match the existing, with the use of natural stone and natural slate roof tiles. Existing openings on the front and rear elevations of the attached barn are to comprise of simply glazed side hung casement windows with minimal frames. Two new / modified openings are also proposed on the rear elevation. Internal alterations include a new staircase and removal of sections of wall to provide access to the new extension and to form storage.

Policy LP60 of the Kirklees Local Plan stipulates that the conversion or the reuse of buildings in the Green Belt will normally be acceptable where:

- a) The building to be re-used or converted is of a permanent and substantial construction

- b) The resultant scheme does not introduce incongruous domestic or urban characteristics into the landscape
- c) The design and materials to be used, including boundary and surface treatments are of a high quality and appropriate to their setting.

In terms of the conversion of the existing barn, whilst no structural survey has been carried out on this building, there is no indication of any recent structural movement and from the site visit undertaken on 1st February 2024, there was no obvious reason as to why this structure could not be converted. It is therefore considered that this exception of Green Belt policy is applicable.

Whilst the resultant scheme will somewhat change the character of the land, this is to be expected due to the proposed change of use of the building and associated land to residential purposes. Nevertheless, it is noted that the site adjoins no. 27 Round Ings Road and other adjoining properties which are all used for residential purposes. In addition, a large portion of the site is already covered with hardstanding and is ancillary to the adjacent dwellings. The residential curtilage of the dwellings are also to be kept to an acceptable size to allow for parking areas and suitable garden/amenity spaces.

Moving on to the two-storey side extension proposed to the attached barn, this extension is to provide additional living accommodation for future occupiers of the property and will measure around 7m x 5.4m, with a ridge height of 8m. The roof of the extension would be pitched and set down from the roof of the original building, ensuring that it appears subservient to the host property, and the extension is to be constructed from matching materials which are considered to be sympathetic in this location.

Taking the above into consideration, this element of the scheme is considered to accord with LP57 and LP60 of the Kirklees Local Plan and paragraphs 154(c) and 155(d) of the National Planning Policy Framework.

Detached Barn

The existing detached barn is proposed to be partially dismantled and re-built as existing, providing the original openings and utilising lime mortar pointing. One new window opening is proposed within this building at first floor level on the north-east elevation, and three conservation style rooflights are also to be installed. The barn once re-built would form additional two-storey accommodation for the proposed dwelling in what is currently the attached barn (adjacent to no. 27). A single storey glazed link extension with a glazed pitched roof, measuring approximately 3.1m x 2m, with a ridge height of around 3.2m, is proposed in order to connect the detached barn to the attached barn.

Policy LP59 of the Kirklees Local Plan sets out that proposals for the redevelopment of brownfield sites in the Green Belt could be acceptable provided that the extent of the existing footprint is not exceeded.

Supporting the application is a Structural Inspection Report referenced MDL-5476. This report outlines that inspections were undertaken of the structural integrity of the barn building adjacent to no. 27 Round Ings Road in June 2021 and September 2023 of which it was concluded that the barn is in a very poor dilapidated state of repair with significant structural defects noted throughout. The report goes on to say that structural intervention is required to ensure the long-term structural stability of the barn to protect this historical asset from further dilapidation and distress.

In this case, the submitted plans show the detached barn to be re-built as existing, with the same footprint and ridge height. Whilst it acknowledged that an extension is proposed to the north to allow for the detached barn to connect to the attached barn, which is to be converted, this extension relates to a small single storey glazed link which is glazed on all elevations, including the roof. When looking at the original buildings (attached barn and detached barn) these equate to an overall footprint of around 95.11sqm, the proposed two-storey side extension (to the attached barn) and the proposed single storey link extension equate to a footprint of around 44.06sqm. This results in an uplift in footprint by around 47%. Whilst this is on the cusp of being an inappropriate amount of development within the Green Belt, given their nature and that the link extension is to simply provide access between the buildings, and due to its lightweight appearance, Officers consider that the proposals, on this occasion are acceptable.

Taking the above into consideration, the proposals are considered to be on balance, acceptable and to accord with LP57 and LP59 of the Kirklees Local Plan and paragraph 154(c & d) of the National Planning Policy Framework.

Engineering/landscaping works and change of use of land

As set out above, Paragraph 155 of the NPPF notes that both engineering operations and material changes in the use of land could be appropriate development in the Green Belt provided such development preserves the openness of the Green Belt and it does not conflict with the purposes of including land within it.

Furthermore, Policy LP58 of the Kirklees Local Plan states that proposals to change the use of land in the Green Belt to a domestic garden will not normally be permitted. Where it can be shown that very special circumstances exist that would warrant allowing the proposal, consideration will need to be given to the following:

- a. The degree, location and orientation of the enclosure, which should cause least harm to the openness of the Green Belt;
- b. The means of enclosure is appropriate to its setting and is of a high-quality material and design.

Policy LP58 however has now been superseded by Paragraph 155 of the National Planning Policy Framework, although it is noted that part of the policy still does hold weight in that permitted development rights for structures such

as garages, sheds, greenhouses or other ancillary or incidental buildings or structures may be removed if it is considered that they would subsequently result in an unacceptable intrusion of urban character in their Green Belt setting. This is in accordance with paragraph 155 of the NPPF which sets out how material changes in the use of land are not inappropriate in the Green Belt provided they preserve its openness. Officers consider that on this occasion, it is both reasonable and necessary to remove permitted development rights for the provision of outbuildings as this type of development does have the possibility for overly domesticating the site within this open Green Belt location.

A previous scheme was refused at this site in December 2022 (ref: 2022/92169), since this refusal amendments have been made to reduce the number of parking spaces to be provided at the site, which in turn has allowed a reduction in the overall encroachment into the Green Belt. Grass Crete geogrid has also been proposed to soften the necessary parking areas and previously excavated areas of land and dry-stone walls are to be restored.

In terms of parking, each dwelling is proposed to have an allocated parking plot to accommodate two or three cars, these areas will be bordered by a new stone retaining wall (other than the area for no. 21-23). One visitor parking space is also proposed.

Garden and amenity areas are proposed for each dwelling to either the rear, or side and rear. These amenity spaces are to be bordered by a combination of 1.2m high dry-stone walling and 1.2m high post and rail fencing. Each dwelling will also have its own refuse storage area adjacent to their allocated parking spots.

The existing driveway is proposed to be widened to 4.5 metres (to allow two cars to pass) and would be constructed using tarmac. The private driveway area to the front of the dwellings is proposed to be surfaced with gravel. A refuse collection point and grit bin storage are proposed adjacent to the entrance of the development. In addition, a turning head is also proposed to the west of the dwellings for fire tender and other cars/delivery vehicles. The entrance area is also proposed to be widened to allow better pull-in for bin wagons.

Officers note that the proposed dwellings are to be contained within an existing cluster of development and will utilise an existing access into the site, albeit widened this does reduce the need for any new accesses to be provided which may further urbanise the site. It is considered reasonable in this instance to remove permitted development rights at the site for new extensions, additions to the roof and outbuildings to ensure that the openness of the Green Belt and setting and significance of the heritage assets are not impacted upon further in the future from unsympathetic additions.

In addition to the above, a condition is also to be requested should planning permission be granted which requires the proposed boundary treatments to be erected prior to the occupation of the first dwellinghouse on site. This is for the avoidance of doubt as to what is being permitted, and to ensure that no

encroachment into the surrounding land which is within the Green Belt occurs once the dwellings are occupied.

Taking the above into consideration, the proposals are considered to accord with LP58 of the Kirklees Local Plan and Paragraphs 155 (b & e) of the National Planning Policy Framework.

2 – Impact on Visual Amenity and Heritage Assets:

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...”

Policy LP11 of the KLP sets out that all proposals for housing, including those affecting the existing housing stock, will be of high quality and design to contribute to creating mixed and balanced communities.

Principle 2 of the 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 5 of the Housebuilders Design Guide states, amongst other things, that buildings should be aligned and set-back to form a coherent building line and be designed to front onto the street.

In terms of the above, the proposed dwellings are to utilise existing buildings, with some alterations and extensions. Therefore, the siting and layout of the dwellings will be dictated by the existing buildings which are to be converted. Whilst the existing structures do not front onto the street, given the sites rural nature there is no set coherent building line in the immediate area, and

therefore Officers consider the proposals to accord with Principle 5 of the above SPD on this occasion.

Principle 15 of the Housebuilders design guide sets out that the design of the roofline should relate well to the site context, including topography, views, heights of buildings and the roof types.

Again, as outlined above, the proposed dwellings will be the result of a conversion of existing buildings, with some extensions and alterations proposed. That being said, the dwellings and extensions are to comprise of a mix of pitched and lean-to roof designs. All of which are considered to be complementary and reflective of the host building and surrounding properties in the area. Officers therefore deem the proposals to accord with Principle 15 of the above SPD.

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.

Moving on to the proposed windows and doors, many of the existing openings within the buildings are to be utilised and where new window and door openings are proposed these are dispersed throughout the elevations in a sympathetic and traditional way reflecting the agricultural nature of the site. Existing barn arches are also to be infilled with glazing, these are considered to be attractive and as discussed below in the heritage assets section, done in a sensitive way. Whilst large amounts of glazing are proposed via bi-fold doors within the new single storey rear extensions, these are considered to be of a scale that would not detract from the overall appearance of the dwellings and provide a contemporary twist to what is a more traditional group of buildings. The proposals as submitted are therefore considered to be on balance acceptable, and to accord with Principle 14 of the above SPD.

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

In respect of materials, the proposals seek to utilise natural stone and natural slate roof tiles, all to match the existing buildings. Lime mortar is also proposed within the amendments to be undertaken on the existing detached barn. Within the widened driveway, this is to be constructed using tarmac and the private driveway to the front of the dwellings finished with gravel. Parking areas are to utilise grasscrete and will be bordered by a new stone retaining wall. Finally, amenity spaces are to be bordered by a combination of 1.2m high dry-stone wall and 1.2m high post and railing fencing. Officers consider these materials to be sympathetic and in accordance with Principle 13 of the above SPD. However, it is considered reasonable and necessary to condition the use of matching materials in the interests of visual amenity should planning permission be granted.

Heritage Assets

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act (1990) states that for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (Listed Building & Conservation Areas) Act (1990) is mirrored in Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework

Furthermore, 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.”*

Paragraph 205 of the NPPF states: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation...”*. This is further supported by paragraph 207 of the NPPF outlines that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this weight should be weighed against the public benefits of the proposal.

21, 23, 25 and 27 Round Ings Road is a short terrace of cottages with an attached barn at the north-east end and a separate detached farm building to the east. The group is Grade II listed. Although the list description of 1978 identifies the buildings as being early to mid-19th century, they do not appear on the historic map of 1848 and 1854 so mid-late 19th century is more likely. The entire group is shown on the 1893 map, with small structures attached at each end of the building, along with a further building (now demolished) on land to the south-east.

The main two-storey building is constructed in hammer dressed stone with a stone slate roof and windows in the form of mullioned ranges, mullioned pairs and single openings. The attached barn has a large round arched cart entrance on the south-east elevation, with a small round-arched window above and a doorway to the side of the arch. Historic maps show tenter fields adjacent to the site, which corresponds with the ranges of mullioned windows in 25 and 27 which indicate that they were likely to have been weaver’s cottages. Numbers 21 and 23 (now a single dwelling) have larger single and double window openings which are typical in late 19th century dwellings.

The small, detached barn is within the curtilage of the farmhouse and is curtilage listed. This two-storey structure is also constructed from hammer dressed stone with a stone slate roof, round-arched cart entrance and large window on the south-west elevation, and a small 6 paned timber window in the north-west elevation. It is in derelict condition.

The site is in a prominent rural hillside location to the north of Huddersfield and close to the M62 motorway, where it is visible from major road networks and other viewpoints.

The application proposes the renovation, alterations and extension of the existing cottages, with the conversion and extension of the barn, the demolition and rebuilding of the detached barn to create annexe accommodation and associated landscaping works. The application is part retrospective as extensive works have been carried out without consent, including replacement windows, internal alterations, the demolition of a dry-stone boundary wall and excavation into the adjacent land with the loss of the small gardens.

Previous Planning Permission and Listed Building Consent applications were withdrawn in 2021 following significant officer concerns. Following this, pre-application advice was also provided in 2021, with applications refused in 2022. A further pre-planning application was submitted in 2023 and this has led to the current proposal being submitted.

Given the nature of the proposals the Council's Conservation & Design Officer has been consulted, they have provided a plethora of comments on the submission of which they are summarised below.

Prior to unauthorised works being carried out there were single storey porches on the north-west elevation of 21 and 25 Round Ings Road. These were later additions with no significance and their demolition is supported. Windows were late 20th century top hung timber casements at 21-23 Round Ings Road and on the ground floor of 25 and 27 Round Ings Road. The list description refers to sash windows with glazing bars which indicates that these were replaced between the date of listing in 1978 and photographs of 1986. The late 20th century windows have been replaced with double side hung casements without consent (with presumably floating mullions), and this application proposed to replace them with timber framed, slim double-glazed (4:6:4) sliding sash windows with vertical through glazing bars. This will reinstate the traditional window types as described in the list description and will be a great enhancement on both the unauthorised windows and previous late 20th century casements.

The first-floor windows of 25 and 27 Round Ings Road were traditional (though not original) single glazed timber side hung casements and fixed lights; a common window type typical in weaver's cottages of this date. These have been replaced with timber framed double-glazed (4:16:4) fixed light and flush casement windows with astragal glazing bars. The depth of the double-glazing and astragal bars would not generally be acceptable, but this part of the application is retrospective and on balance it is considered that, as the previous windows were not original and the overall restoration will enhance the listed building, they can be accepted in this instance.

A small number of conservation style roof lights are proposed on the rear (north) pitch of the original building, with one on the south pitch of the barn

extension and three on the rebuilt detached barn. These will provide natural light into the attics in the cottages and reduce the number of windows in the walls of the extensions and barn to maintain the agricultural character of these buildings. Conservation & Design Officers therefore have no objection to these installations.

Looking at the proposed doors within the dwellings, a single garage was previously located on the ground floor of 21 Round Ings Road, with a section of wall removed on the north-east elevation and a garage door fitted. A set of glazed bi-fold doors is proposed in the existing opening and is an enhancement on the existing and is therefore acceptable. The replacement of late 20th century panelled external doors on the south-west elevation with traditional vertical boarded hardwood timber doors with small vision panels is acceptable, with larger vision panels on the north-east elevation doors in place of the former porches. Full details of the proposed doors have been submitted with the application.

C&D Officers have separated the proposals into different elements and have provided the below comments in respect of the extensions to nos. 23 and 25 Round Ings Road, the barn conversion and extension, and the demolition and rebuilding of the existing detached barn.

Extensions to 23 and 25 Round Ings Road

The application proposes single storey mono-pitch extensions on the north-west elevation of 25 and 27 Round Ings Road. The cill height of the existing ground floor windows on each cottage will be lowered to create doorways, with the mullions and modern windows removed. The proposed extension roofs are set below the first-floor windows with the flashings below cill level, and the configuration of the glazed bi-fold doors within the extensions follow the line of the windows above. These extensions lead to a low level of less than substantial harm to the significance of the listed building by partially obscuring historic fabric and introducing new structures. However, this harm is balanced by the demolition of the porches and the location on the rear elevation which has relatively low significance. The harm is mitigated by the simple traditional construction with a stone slate roof, lead flashings and natural stone external masonry which complements the existing building.

Barn conversion and extension

The application proposes the conversion of the barn into a dwelling, with a two-storey extension on the east gable and a single storey link connecting it to the rebuilt detached barn. The front and rear walls of the barn are historic, with the cart entrance and historic openings providing evidence of its historic function. The gable has been rebuilt in natural coursed stone, the roof structure has been replaced and laid with stone slates and the interior has been altered, with a modern first floor inserted. As the significance of the interior is low, the proposed internal alterations are acceptable as they will enable the building to be brought into a sustainable use with no harm to the historic plan form.

A large timber window is proposed within the existing cart entrance to replace the existing timber doors and replicate a pair of timber framed glazed doors. These are painted black and set back at least 140mm within the reveals to minimise the impact. Conservation & Design Officers did originally have some concerns with the design of this window and suggested that the frame sections be slimmer without the central section to help reduce the massing. Further details were also requested as to how the first floor will interact with the barn doors as the originally submitted information was not clear. Following receipt of the above comments amended plans were received from the applicant's agent which shows the frames to be slimmed down to 150mm to provide a more slender appearance, they also note that they are unable to remove the central sections as the windows would no longer look like barn doors and there is also a practical problem with regard to obtaining glazing for these size of openings if it becomes one pane of glass. In addition, the applicant's agent outlines that there is to be no interaction between the first floor and barn doors proposed, a note has been added to the submitted plans to make this clear and that there is to be a void (double height space) in front of the barn doors to the main barn conversion, and the first floor level to the detached (re-built) barn is above the level of the barn doors. C&D Officers deem these amendments to be acceptable.

New window openings proposed on the rear elevation are simple in design to retain the agricultural character of the barn, and an existing window is adapted to create a doorway with a vertical timber door to provide access into the rear garden.

A two-storey extension is proposed on the gable end, set back from the front and rear walls and below the ridgeline of the barn so that it is subservient and allowing the historic form of the building to remain legible. The window configuration of this extension has been designed to reflect the agricultural character of the host building, and the external materials are natural stone with a stone slate roof. The gable of the barn has been rebuilt in the past so its partial demolition to create access into the extension will not lead to the loss of any historic fabric.

A single storey glazed link structure is proposed between the main barn and smaller barn to provide internal access to the annexe accommodation. It is set back from the front and rear elevations of the small barn and is at a lower level than the main façade of the cottages due to the topography of the site. The link allows the detached barn to be sensitively incorporated into the main barn conversion whilst maintaining a visual separation.

Detached barn

The detached barn is curtilage listed and in a derelict state with major structural issues. Dismantling and rebuilding is proposed. A structural report has been submitted to provide evidence that it is beyond repair, and dismantling and rebuilding is the only option. C&D Officers accept this recommendation and the proposal to rebuild it as existing, using the existing

external materials and flush pointed in lime mortar, with the addition of a new small first floor window, conservation roof lights and a glazed cart entrance.

The window for this glazed entrance is a large timber framed window designed to replicate a pair of timber framed barn doors. The frames are painted black and set back at least 140mm within the reveals to minimise the impact. As with the main cart entrance, Conservation & Design Officers suggested that the frame sections of this fixed window are slimmer without the central section to reduce the massing. As noted above, the applicant's agent has provided amended plans which show the frames to be slimmed down to 150mm to provide a more slender appearance, they also note that they are unable to remove the central sections as the windows would no longer look like barn doors and there is also a practical problem with regard to obtaining glazing for these size of openings if it becomes one pane of glass. C&D Officers deem these amendments to be acceptable.

In terms of landscaping, the dry-stone boundary wall and stone gate posts facing the south-east elevation of the properties were demolished without listed building consent, with the excavation of the adjacent field and gardens carried out without planning permission. This application proposes to infill and re-grade the excavated land and construct dry-stone walls around parking spaces and bin storage in this area. Enclosing this area minimises the view of parked vehicles from outside the site and reinstates a traditional boundary treatment. On the north and east boundaries, 1200mm high post and rail fences are proposed, which are typical boundary treatments in this rural setting.

The proposed surfacing for the parking areas is a grass filled Ecogrid surface, with gravel within the yard to soften the visual appearance of these areas. These surfaces will maintain the farmyard character of the site, subject to the type and colour of the gravel reflecting the local stone. Tarmac is proposed for the entrance driveway and is acceptable as this is set away from the immediate setting of the listed building and is a hardwearing finish.

A heritage assessment has been submitted which describes the significance of elements of the buildings and provides an assessment of the impact of the proposals on this significance. It concludes that the overall proposal will be a positive enhancement which restores the buildings, reveals elements of significance, improving the living accommodation and energy efficiency and provides a sustainable use for a group of listed buildings through good design. The Council's Conservation & Design Team agree with this assessment and conclusion.

In conclusion, and taking the above into account, the Conservation and Design Team supports a sensitive restoration of the listed cottages and barn to secure a viable and sustainable use for them, whilst retaining their legibility, historic layout and function. Following the previous applications (withdrawn and refused) and pre-application advice, amendments have been made to the proposal and these have significantly reduced the level of harm, which is now at the lower end of less than substantial.

The justification is deemed to be clear and convincing, and the public benefits include bringing a disused building back into a sustainable use, rebuilding the derelict detached barn, reinstating and enhancing traditional details including the sash windows, improving energy efficiency and demolishing negative elements such as the porches. These public benefits are considered to outweigh the harm.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development proposals accord with the development plan in respect of visual amenity and heritage. The proposals are therefore considered to accord with Section 66 of the Planning (Listed Buildings & Conservations Areas) Act (1990), Chapters 12 and 16 of the National Planning Policy Framework, LP1, LP2, LP11, LP24 and LP35 of the Kirklees Local Plan and Principles 2, 5, 6, 13, 14, 15 and 17 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 House Builders Design Guide sets out 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.

Given the semi-rural location of the host dwellings, the nearest residential properties are located 75+ metres away and therefore given these large separation distances Officers have no concerns in respect of overlooking, overshadowing, or the proposals appearing overbearing on any adjacent neighbouring dwellings.

Impact on the amenity of future occupiers of the dwelling

Paragraph 191 of the NPPF, contained within Chapter 15, sets out that proposals should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development Policy LP52 of the Kirklees Local Plan seeks to ensure that, amongst other things, the impact from noise for new development is acceptable.

Policy LP52 is considered to be of relevance and sets out that development which has the potential to increase pollution from noise must be accompanied

by evidence to show that the impacts have been evaluated and measures have been incorporated to prevent or reduce the pollution, so as to ensure it does not reduce the quality of life and well-being of people to an unacceptable level.

Consideration must also be given to the amenity of future residents of the proposed dwellings. Principle 16 of the Housebuilders Design Guide seeks to ensure the floorspace of dwellings accords with the 'Nationally Described Space Standards' document (March 2015).

Dwelling 1 (nos. 21-23 Round Ings Road) –

Internally dwelling 1 comprises of 4 bedrooms, 2 en-suites, 2 walk in wardrobes, family bathroom, lounge, kitchen, dining room, utility and WC, resulting in a floorspace of around 170sqm. This dwelling would comfortably exceed the minimum gross internal floor areas outlined within the NDSS.

Dwelling 2 (no. 25 Round Ings Road) –

Internally dwelling 2 comprises of 2 bedrooms, bathroom, open plan lounge and kitchen area, dining room, utility, downstairs WC and attic space, resulting in a floorspace of around 112.09sqm. This dwelling would comfortably exceed the minimum gross internal floor areas outlined within the NDSS.

Dwelling 3 (no. 27 Round Ings Road) –

Internally dwelling 3 comprises of 2 bedrooms, bathroom, open plan lounge and kitchen, dining room, utility and downstairs WC and attic space, resulting in a floorspace of around 114.34sqm. This dwelling would comfortably exceed the minimum gross internal floor areas outlined within the NDSS.

Dwelling 4 (the barn) –

Internally dwelling 4 comprises of 4 bedrooms, 2 en-suites, shower room, 2 walk in wardrobe, open plan kitchen and dining area, utility, downstairs WC, sitting room and lounge, resulting in a floorspace of around 229.12sqm. This dwelling would comfortably exceed the minimum gross internal floor areas outlined within the NDSS.

Moving on to the amenity areas, Principle 17 of the Housebuilders Design Guide SPD discusses outdoor amenity areas. It highlights that external space should be able to provide space for activities such as playing, drying clothes and waste storage. Outdoor space should also be in part, able to receive direct sunlight for part of the day, all times of the year. The proposed dwellings are to benefit from amenity spaces to the rear (dwellings 1, 2 and 3), or side and rear (dwelling 4). Whilst the garden areas are typically located to the north-west it is considered that they will be able to receive direct sunlight for part of the day. In addition, smaller more unconventional garden areas are not considered to be uncommon given the context of the site and

nature of the existing farm buildings, whereby residential curtilages are typically quite restricted in size. The proposals are therefore considered, on balance to accord with Principle 17 of the above SPD.

In respect to potential impacts arising from noise, the Council's Environmental Health Officers were consulted on the proposals and requested that an informative be included should planning permission be granted, which restricts the hours of operation of the site. This is considered to be sufficient to mitigate any concerns relating to noise. No concerns were raised regarding the relationship with the M62.

In conclusion, taking the above into account it is considered that the proposals would not result in significant or detrimental impacts on the privacy and amenity of any neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties and LP52, as well as Chapters 12 and 15 of the National Planning Policy Framework. The proposals are also considered to be in accordance with principle 6, 16 and 17 of the 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 to 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. In this instance parking is proposed to the front of the dwellings, and to the side of no. 21-23. Whilst this arrangement does not directly accord with Principle 12, Officers do consider this arrangement to be the most practical in this instance given the restricted nature of the site. In addition, these properties are stepped back from the highway and therefore parking is not considered to dominate the street on this occasion. The proposals are therefore considered to accord with Principle 12 of the Housebuilders Design Guide.

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. Waste storage is shown to be provided adjacent to each dwellings parking area, with collection points shown towards the entrance of the site. This arrangement is considered to be acceptable and accords with Principle 19 of the above SPD.

The application site currently takes access off Round Ings Road with the nearest Village being Outlane. The site is located in between the junctions of Horse Pond Lane and Hall Lane. The application seeks alterations and

renovations to existing dwellings 21/23, 25 and 27; erection of single storey extensions to existing dwellings 25 and 27; partial dismantling and re-building of detached barn; conversion and extension of detached and attached barns to form one dwelling; widening/improvements to existing access road, formation of parking and turning areas, together with hard and soft landscaping.

Given the nature of the proposals the Council's Highways Officers have been consulted, they note that the internal layout shall remain under private ownership and given the scale of development they consider this to be acceptable, although upgrades to the existing access are to be carried out to improve the existing situation in terms of accessibility for vehicles.

It is proposed to access the site via one singular point of access off Round Ings Road, the posted speed limit here is 40 mph. The applicant has submitted details of the amendments to the existing access to achieve suitable visibility in both directions, it is noted that the visibility to the right is shorter on plans however given the retaining element to the adjacent field the achievable visibility is far greater than that indicated. In addition, the site access is to be widened to accommodate turning for large vehicles and two-way movements onto Round Ings Road. Highways Officers also consider this to be acceptable and recommend that this be secured via an appropriate condition.

Whilst no traffic data has been supplied with the application, given that the proposed development is considered to have a lower frequency of traffic movements in comparison to use as a working farm, Highways consider this element of the proposals to be acceptable. Access for a fire tender, including suitable turning provision has been demonstrated in the submissions, alongside a bin collection point, which is indicated adjacent to the existing adopted highway, this will require residents to present bins from properties on collection days and is deemed to be appropriate.

Finally, in respect of the proposed parking provision, this is to be of a level which concurs with the Council's guidance and therefore the proposal as a whole is considered acceptable from a highway's perspective, subject to conditions relating to access sightlines, areas to be surfaced and drainage, defects survey and method of storage/access for waste.

Officer note: As highlighted within the consultation responses section of this report, following receipt of the above recommended conditions the applicant's agent sought to respond requesting why a condition in relation to bin storage and collection points was required when the details were already clearly outlined on the submitted plans. In addition, they noted that the road defects condition seemed a little excessive for a development whereby only 1 new dwelling is to be created via conversion. The Council's Highways Officer read over the response and concluded that upon review the conditions regarding waste and defects survey can be omitted on this occasion. However, Officers sought to request conditions to ensure that the proposed bin presentation points are constructed and operational prior to the occupation of the first

dwellinghouse on site and that access and turning areas are provided and surfaced in accordance with the approved plans, again prior to the occupation of the first dwellinghouse.

As such, it is concluded that the scheme would not represent any additional harm in terms of highway safety and would therefore comply with Local Planning Policies LP21 and LP22, Principles 12 and 19 of the Housebuilders Design Guide SPD and Chapter 9 of the National Planning Policy Framework.

5 – Other Matters:

Drainage

Policy LP28 of the Kirklees Local Plan, Section 14 ('Meeting the challenge of climate change, flooding and coastal change') of the National Planning Policy Framework and the National Planning Policy Framework technical guidance document are considered to be relevant in terms of foul / surface water drainage.

The site is within Flood Zone 1, that is land at the lowest risk of flooding (land assessed as having a less than 1 in 1,000 annual probability of river flooding). In addition to this there are no specific drainage risks associated with the site (e.g., river, culvert).

The submitted application form outlines that foul sewerage is to be disposed of by the mains sewer and will be connected to the existing drainage system. Environmental Health officers have been consulted and raised no concerns with regards to drainage.

Contaminated Land

With regard to land quality, paragraphs 180, 189 and 190 of the National Planning Policy Framework and policy LP53 of the Kirklees Local Plan which seeks to ensure land quality is maintained as part of new development.

The site of the proposed development is not shown to be on land identified as being potentially contaminated by its previous use. The site is however nearby historic quarries, and the development involves groundworks. The Council's Environmental Health team therefore recommend a condition in relation to unexpected contamination. The implementation of this condition is deemed to be sufficient to comply with the aims of LP53 of the Kirklees Local Plan and Chapter 15 of the NPPF.

Trees

Local Plan Policy LP33 relates to trees, within this policy it states that the Council will not recommend approval for developments which directly or indirectly threaten trees or woodlands of significant amenity.

This is also supported by Principle 7 of the Housebuilder Design Guide SPD which states that *“proposals should retain existing features within the site, such as valuable trees, natural wildlife habitats and landscape features.”*

In this case, there appear to be several trees on or within close proximity to the site, including those near to the access. As these trees appear to be mature and works to the access is proposed, it was highlighted within the pre-application advice that a tree survey and impact assessment in accordance with BS5837:2012, would be required. An Arboricultural Impact Assessment has been submitted alongside the application; this document contains an outline Arboricultural Method Statement at Appendix 3. Following informal discussions with the Council’s Trees Officer it is concluded that they accept the submitted Arboricultural Impact Assessment subject to a full Arboricultural Method Statement being submitted to the Council’s prior to works commencing on site. This full AMS should be in line with the details outlined within the outline AMS. This will be secured via condition should planning permission be granted.

Taking the above into consideration, the proposals are considered to accord with LP33 of the Kirklees Local Plan and Principle 7 of the Housebuilders Design Guide SPD.

Biodiversity

Paragraphs 185, 186, 187 and 188 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 9 of the Housebuilders Design Guide SPD is also of relevance.

The application is supported by a bat survey report which includes a Preliminary Roost Assessment and subsequent bat emergence surveys. The Council’s Ecology Officer has been consulted on the proposals and notes that the submitted report provides a much more comprehensive assessment of the site to other reports previously submitted within other applications. The report concludes that bats do not present a potential ecological constraint to the development proposals and that the works will not result in any impacts to bats and will therefore remain compliant with the legislation. As such, no further assessment or detailed mitigation is required. However, the buildings at the site do provide some suitability for nesting birds and as such, appropriate mitigation measures to avoid impacts in nesting season should be secured, via condition.

Subject to the above condition, the proposals are considered to accord with Chapter 15 of the NPPF, LP30 of the Kirklees Local Plan and Principle 9 of the Housebuilders Design Guide SPD.

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.

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.

The application is supported by a Climate Change Statement, this statement outlines that electric vehicle charging points will be provided for each dwelling, with the installation of water and energy efficient fixtures and fittings. High quality landscaping is also to be provided around the development, with all materials to be sourced locally where possible, with the use of local tradespeople where appropriate. Given the above, it is considered that the proposed development would therefore comply with Policy LP51 of the Kirklees Local Plan, Principle 18 of the Housebuilders Design Guide SPD and Chapter 14 of the National Planning Policy Framework.

There are no other matters for consideration.

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

Recommendation:

Approve.

Decision Authorisation - Delegated Powers

Application Number: 2024/90115

Officer Recommendation: Approve with conditions.

Conditions & Reasons:

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 as amended by 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, LP3, LP7, LP11, LP21, LP22, LP24, LP28, LP30, LP33, LP35, LP51, LP52, LP53, LP57, LP58, LP59 and LP60 of the Kirklees Local Plan, Principles 2, 4, 5, 6, 7, 9, 12, 13, 14, 15, 16, 17, 18, and 19 of the Housebuilders Design Guide SPD and Chapters 2, 4, 5, 8, 9, 11, 12, 13, 14, 15 and 16 of the National Planning Policy Framework.
3. Prior to the commencement of development, a plan shall be submitted to and approved in writing by the Local Planning Authority of bat roosting and bird nesting features (preferably integral, where possible) within buildings. The agreed Plan shall show the number, specification of the bird nesting and bat roosting features and where they will be located, together with a timetable for implementation and commitment to being installed under the instruction of an appropriately qualified bat consultant. All approved features shall be installed prior to first occupation of the dwelling on which they are located and retained thereafter.
Reason: To enhance opportunities for biodiversity at the site and to accord with national guidance set out in Chapter 15 of the National Planning Policy Framework, LP30 of the Kirklees Local Plan and Principle 9 of the Housebuilders Design Guide SPD.
4. No site clearance works shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the site for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To prevent significant ecological harm in respect of direct impacts to birds, their eggs, nests and young and to accord with policy LP30 of the Kirklees Local Plan, Principle 9 of the Housebuilders Design Guide SPD and the requirements of Chapter 15 of the National Planning Policy Framework.

5. In the event that contamination, or the presence of coal not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 183 and 184 of the National Planning Policy Framework.

6. The roof slopes shall be covered with natural stone slates and laid in diminishing courses on a breathable membrane. Existing stone slates shall be re-used, and any replacement slates required shall match the existing. Slates shall not be turned.

Reason: To ensure the satisfactory appearance of the development on completion and to preserve and enhance the setting, significance and fabric of the Listed Buildings, to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Principles 2 and 13 of the Housebuilders Design Guide SPD and Chapters 12 and 16 of the National Planning Policy Framework.

7. No pointing of the external masonry, including the new extensions and rebuilt detached barn, shall be carried out until a lime mortar mix together with its sand/aggregate specification has been submitted to and approved in writing by the Local Planning Authority. Joints shall be raked out manually and repointing shall be formed flush within the confines of the joint and tamped with a stiff churn brush. A 1 sq. metre sample panel shall be prepared on site for the inspection and approval

in writing of the Local Planning Authority before pointing commences. The works shall be carried out in accordance with the approved mortar mix and sample panel thereafter. Weatherstruck, strap or ribbon pointing is not permitted.

Reason: To ensure the satisfactory appearance of the development on completion and to preserve and enhance the setting, significance and fabric of the Listed Buildings, to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Principles 2 and 13 of the Housebuilders Design Guide SPD and Chapters 12 and 16 of the National Planning Policy Framework.

8. No stone cleaning shall take place until full details of the specification of cleaning methods has first been submitted to and approved in writing by the Local Planning Authority. A 1sq.metre sample panel of cleaning shall be prepared on site and approved in writing by the Local Planning Authority before stone cleaning commences. Thereafter any stone cleaning undertaken shall be in accordance with the agreed methods. Sand blasting shall not be permitted.

Reason: To ensure the satisfactory appearance of the development on completion and to preserve and enhance the setting, significance and fabric of the Listed Buildings, to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Principles 2 and 13 of the Housebuilders Design Guide SPD and Chapters 12 and 16 of the National Planning Policy Framework.

9. The external walls, roofing materials and rainwater goods of the extensions hereby approved shall in all respects match those used in the construction of the existing buildings.

Reason: To ensure the satisfactory appearance of the development on completion and to preserve and enhance the setting and significance of the Listed Buildings, to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Principles 2 and 13 of the Housebuilders Design Guide SPD and Chapters 12 and 16 of the National Planning Policy Framework.

10. The stone surrounds for the new windows and doorways shall be of natural stone and shall replicate the stonework of the existing surrounds in terms of stone type, colour, bedding, tooling and section. They shall be finished in hand tooled stone to match the existing, and no power tool cuts or marks shall remain visible.

Reason: To ensure the satisfactory appearance of the development on completion and to preserve and enhance the setting, significance and fabric of the Listed Buildings, to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Principles 2 and 13 of the Housebuilders Design Guide SPD and Chapters 12 and 16 of the National Planning Policy Framework.

11. Samples of the proposed bonded gravel, along with details of external lighting and EV charging points including their type, colour and location shall be submitted to and approved in writing by the Local Planning

Authority prior to their installation. The works shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure the satisfactory appearance of the development on completion and to preserve and enhance the setting, significance and fabric of the Listed Buildings, to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Principles 2 and 13 of the Housebuilders Design Guide SPD and Chapters 12 and 16 of the National Planning Policy Framework.

12. Prior to the development being brought into use, the external parking areas to serve the dwellings shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded. 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 (with or without modification)) these areas shall be so retained, free of obstructions and available for access, parking and turning at all times.

Reason: In the interests of highway safety and to ensure adequate space within the site for vehicle movements and parking and to mitigate the impact of the development on flood risk, to accord with LP21 and LP22 of the Kirklees Local Plan, Chapters 9 and 14 of the National Planning Policy Framework and Principle 12 of the Housebuilders Design Guide SPD.

13. The dwellings hereby approved shall not be occupied until sightlines as shown on approved plan no ref. 2249-002 along the site frontage have been cleared of all obstructions to visibility exceeding 1 m in height and these shall be retained free of any such obstruction and be retained for the lifetime of the development.

Reason: To ensure adequate visibility in the interests of highway safety and to accord with Chapter 9 of the National Planning Policy Framework and Policy LP21 of the Kirklees Local Plan.

14. Prior to development commencing, an Arboricultural Method Statement with Tree Protection Plan in accordance with British BS5837 shall be submitted to, and approved in writing by, the Local Planning Authority. The Method Statement shall include details of how the construction work will be undertaken with minimal damage to the retained trees and their roots.

Reason: This pre-commencement condition is necessary to ensure that all measures are agreed at an appropriate stage of the development so as to protect the viability of the mature trees located within and adjacent to the application site and to accord with Policies LP24(i) and LP33 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended (or any Order revoking or re-enacting that Order) no development included within Classes A, B, C, D and E of Part 1 of Schedule 2 to that Order shall be carried out within the site outlined in red on the hereby approved Location Plan (drawing no. 23038D-06-P01) without the prior written consent of the Local Planning Authority.

Reason: To ensure that no incongruous or discordant additions can be made to what are traditional buildings of simple construction, in the interests of visual amenity, to ensure that the setting and significance of heritage assets are protected and to protect the openness of the Green Belt in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12, 13 and 16 of the National Planning Policy Framework.

16. Prior to the occupation of the first dwellinghouse, boundary treatments for the site shall be erected in accordance with approved plan ref: 23038D-03-P04 'Site Plan, Boundary Treatments & Landscaping'. Once erected the boundary treatments shall thereafter be retained and maintained for the lifetime of the development.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure that the extent of the development site is clearly demarcated so as to avoid encroachment into the Green Belt and in the interests of visual amenity and the significance of heritage assets. This is to accord with Policies LP24, LP35 and LP57 of the Kirklees Local Plan, Principles 2 and 13 of the Housebuilders Design Guide SPD and Chapters 12, 13 and 16 of the National Planning Policy Framework.

17. The recessed bin presentation points and grit bin storage area outlined on the approved plan ref: 23038D-03-P04 'Site Plan, Boundary Treatments & Landscaping', shall be constructed and be made operational prior to the occupation of the first dwelling. Once constructed the bin presentation points and grit bin storage area shall be retained thereafter.

Reason: In the interests of amenity and highway safety and to meet the requirements set out in Local Plan Policy LP24 part d(vi), Chapter 9 of the National Planning Policy Framework and Principle 19 of the Housebuilders Design Guide SPD.

18. Prior to the first dwelling being brought into use, the approved access and turning head shall be provided and surfaced in line with the approved plan ref: 23038D-03-P04 'Site Plan, Boundary Treatments & Landscaping'. The access and turning facilities comprising the approved scheme shall be made available for use by vehicles at all times and shall be kept free from obstruction to such use for the lifetime of the development.

Reason: To ensure appropriate arrangements for fire safety are in place at the site in the interests of health, wellbeing and safety of future occupiers of the development. In accordance with LP21 and LP24 of

the Kirklees Local Plan and Chapters 9 and 12 of the National Planning Policy Framework.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

- *Land Contamination Risk Management (LCRM)*
- *BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020* by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

NOTE: No construction related noise shall be audible beyond the site boundary outside the hours of:

07.30 to 18.30 hours Mondays to Fridays

08.00 to 13.00 hours, Saturdays

With no construction related noise audible beyond the site boundary on Sundays or Public Holidays.

Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Plans and specifications schedule:-

Plan Type	Reference	Web ID	Date Received
General Arrangement as Existing	23038D-01-P02	-	23 rd January 2024
General Arrangement as Proposed	23038D-02-P04	-	25 th March 2024
Site Plan, Boundary Treatments & Landscaping	23038D-03-P04	-	17 th January 2024

Window Details – Casement & Sash	23038D-04-P01	-	17 th 2024	January
Door Details	23038D-05-P02	-	25 th March	2024
Location Plan	23038D-06-P01	-	17 th 2024	January
Prelim Access Proposal	2249 001	-	17 th 2024	January
Visibility Drawing	2249 002	-	17 th 2024	January
Site Survey	S10610	-	17 th 2024	January
Arboricultural Impact Assessment – Supporting Information	WC-181.1	A	17 th 2024	January
Heritage Statement – Supporting Information	-	-	17 th 2024	January
Design and Access Statement – Supporting Information	-	-	17 th 2024	January
Planning Statement – Supporting Information	-	-	17 th 2024	January
Appendix A of Planning Statement – Supporting Information	-	-	17 th 2024	January
Climate Change Statement – Supporting Information	-	-	17 th 2024	January
Structural Inspection Report – Supporting Information	MDL-5476	-	17 th 2024	January
Bat Survey Report – Supporting Information	KSE_038_01	-	17 th 2024	January

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 preapplication 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 requested following receipt of comments from the Council's Conservation & Design team in respect of two cart entrance doors.

Report Dated:

23rd April 2024