



Application Number	
Date Logged	
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Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Philip

Surname

Roys

Company Name

Philip Michael Roys Chartered Architect RIBA

Address

Address line 1

2B Falkland Road

Address line 2

Kentish Town

Address line 3

Town/City

London

County

Greater London

Country

United Kingdom

Postcode

NW5 2OPT

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

0.04

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

PROPOSAL - RESIDENTIAL DEVELOPMENT FOR A PROPOSED NEW TWO BEDROOM WITH ATTIC STUDY/BEDROOM DWELLING HOUSE, 11A STATION ROAD.
LOCATION - 11 STATION ROAD, SKELMANTHORPE, HUDDERSFIELD, WEST YORKSHIRE HD8 9AU

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

An existing residential dwelling House Quarry House, 11 Station Road, Skelmanthorpe, HD8 9AU; located within its own expansive grounds.

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
- No

Land where contamination is suspected for all or part of the site

- Yes
- No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
- No

Materials

Does the proposed development require any materials to be used externally?

- Yes
- No

Type:

Walls

Existing materials and finishes:

None

Proposed materials and finishes:

New house 11A externally comprises coursed natural Yorkshire stone matching existing house no. 11.

Type:

Roof

Existing materials and finishes:

None

Proposed materials and finishes:

New house no. 11A new natural Yorkshire stone slate roofs, ridges and verges matching existing house no.11. New house no. 11A new main front entrance threshold has a new Anthracite proprietary aluminum system double glazed canopy over

Type:

Windows

Existing materials and finishes:

None

Proposed materials and finishes:

New house 11A Anthracite finished timber window systems clear double glazed vertical sliding sash windows, side hung opening lights, fixed lights and bottom hung opening lights. The wet room and bathroom windows opaque double glazed.

Type:

Doors

Existing materials and finishes:

None

Proposed materials and finishes:

New house 11A main entrance door and fanlight Anthracite finished hardwood door frames and fanlight frames. New 5 panel hardwood door Anthracite finish with clear double glazed fanlight over. New house 11A Anthracite finished timber sliding double door system clear double glazed to new living/dining accommodation providing new rear entrance.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing grounds boundary walls comprise natural sandstone dry walling and timber fences.

Proposed materials and finishes:

New natural sandstone dry walling and timber fence to Quarry House rear yard matching existing boundary walls.

Type:

Vehicle access and hard standing

Existing materials and finishes:

The grounds to 11 Station Road (Quarry House) has vehicle access, hard standing and soft landscaped gardens..

Proposed materials and finishes:

The new house 11A shall have grass sett paving allowing grass to grow through maintaining grassland whilst providing hard standing for vehicles to park and pass over. Soft landscaped gardens to east, south and west boundaries. Parking for three cars.

Type:

Lighting

Existing materials and finishes:

Existing external lighting to 11 Station Road (Quarry House) no change.

Proposed materials and finishes:

New house no.11A new main entrance door light and rear entrance door light.

Type:

Other

Other (please specify):

None

Existing materials and finishes:

None

Proposed materials and finishes:

None

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Covering application submission letter.

The existing drawings & photograph comprising:

Existing site location plan scale 1.1250.

Existing site layout plan scale 1.200

Photographic View- Pmrca PV 01: Adjacent existing dwelling house side fenestration (without windows) - Plot No.6 Holly Tree Grange.

The Design and Access Statement document Pmrca QH11A- DA 01 Issue 1.

The proposed scheme drawings comprising:

Proposed composite drawing number Pmrca QH11A-01 - Site layout, Ground floor plan, First floor plan, Attic floor plan, Roof floor plan, View 1 Elevation, View 2 Elevation, View 3 Elevation, View 4 Elevation, Long Section and Short Section.

The completed Climate Change Statement January 2024 Issue 1

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

1

Total proposed (including spaces retained):

3

Difference in spaces:

2

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer

Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Proposed composite drawing number Pmrca QH11A-01 - Site layout, Ground floor plan, First floor plan, Attic floor plan, Roof floor plan, View 1 Elevation, View 2 Elevation, View 3 Elevation, View 4 Elevation, Long Section and Short Section.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

An existing property/site enclosed bin store is located to the side of 11 Station Road (Quarry House) accessed from the street pavement shall be used for no. 11 and the new house no. 11A.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

An existing property/site enclosed bin store is located to the side of 11 Station Road (Quarry House) accessed from the street pavement shall be used for no. 11 and the new house no. 11A.
The waste and recyclable waste shall be stored in separate bins in the shared large bin store area.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type: Houses
1 Bedroom: 1
2 Bedroom: 1
3 Bedroom: 1
4+ Bedroom: 0
Unknown Bedroom: 0
Total: 3

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	1	1	1	0	0	3

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Market Housing

Please specify each existing type of housing and number of units on the site

Housing Type: Houses
1 Bedroom: 1
2 Bedroom: 1
3 Bedroom: 1
4+ Bedroom: 0
Unknown Bedroom: 0
Total: 3

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown	Total
	1	1	1	0	0	3

Totals

Total proposed residential units	3
Total existing residential units	3
Total net gain or loss of residential units	0

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
 Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Philip

Surname

Roys

Declaration Date

31/01/2024

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Philip Roys

Date

31/01/2024