

**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:	<b>2024/62/90342/W</b>
Site Address:	8, Boulder Gate, Marsden, Huddersfield, HD7 6LJ
Description:	Erection of single storey rear extension with roof terrace above, external alterations and extension of existing garage
Recommending Officer:	Lucy Taylor

**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: 05-Apr-2024**

## **Officer Report.**

**Reference:** 2024/90342

**Location:** 8, Boulder Gate, Marsden, Huddersfield, HD7 6LJ

**Proposal:** Erection of single storey rear extension with roof terrace above, external alterations and extension of existing garage

## **Site Description.**

8 Boulder Gate is a two-storey detached property located in Marsden, Huddersfield. The property is faced in coursed stone with a gable roof above infilled with concrete tiles. The property is set to a lower topographical level than the highway of Boulder Gate. Outdoor amenity space is available around the property. The driveway and detached garage at 8 Boulder Gate are located above the property, at the same land level as the highway of Boulder Gate.

The property is located within a residential cul-de-sac, where the properties share a similar style of design and construction.

The application site is located in close proximity to several Listed Buildings.

## **Description of Proposal.**

Planning permission is sought for the erection of a single storey rear extension with roof terrace above, external alterations and extension of existing garage.

The proposed extension would have a projection of 2.5 metres, with a width of 3.4 metres and a height of 3.85 metres. The extension would be faced in coursed stone.

The roof terrace would be above the flat roof of the extension, with 1.1 metres high glazed balustrade to the front elevation and 1.8 metres high privacy screen to both side elevations. New double glazed patio doors are to be installed to the host property to provide access to roof terrace.

The garage extension would project 3 metres from the rear of the existing garage. The width of the garage extension would be 3 metres. The maximum height of the garage extension would be 4.4 metres, with an eaves height of 2.2 metres.

The walls of the garage would be faced in coursed stone and the roof of the garage extension would be infilled with concrete tiles.

### **History of Negotiations / Amendments Received.**

No negotiations were undertaken, and no amended plans were sought or submitted.

### **Relevant Planning History.**

At the application site:

- 2023/93205 – Erection of single storey rear extension with roof terrace above, external alterations and extension of existing garage. *Approved 08.01.24.*

To neighbouring properties:

- 2010/93567 – 6 Boulder Gate – Erection of first floor extension. *Approved.*
- 2006/93212 – 2 Boulder Gate – Erection of two storey and first floor extension. *Approved.*
- 2003/92145 – 9 Boulder Gate – Erection of ground floor extensions. *Approved.*
- 2001/90017 – 1 Boulder Gate – Erection of first floor extension. *Approved.*

### **Representations.**

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters, a site notice and within the newspaper.

Final publicity date expired – 22<sup>nd</sup> March 2024.

In response to publicity, two detailed objections were received.

The received objections raised the following, summarised, material concerns (the full objections can be viewed on the Council's website):

- Overlooking neighbouring properties and gardens.

- The extension and roof terrace will be imposing, dominating, over bearing and make for an intimidatory feel when inside and outside of neighbouring properties.
- Nuisance, noise and disturbance as a result of the extension with roof terrace above.
- Extension will change and harm the character of the area in this historic part of Marsden.
- Proposal is inappropriate in proximity, outlook, scale, height, orientation, bulk and the roof terrace in a dominating and commanding position.
- The proposed boundary and screening provisions within this new application are inadequate and not appropriate for neighbour privacy.

### **Consultation Responses.**

Given that this application is a re-submission of previous planning application 2023/93205, it was not considered necessary in this instance to carry out any consultations, however, the informal consultation response from KC Conservation and Design from application 2023/93205 has been used to aid in the determination of this application, which stated:

KC Conservation and Design (informal, 2023/93205) – ‘following the submission of amended plans to show the window of the extension broken up with mullions, KC Conservation and Design have no objection to the proposals’.

### **Policy / Legislation.**

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

The application site is located in close proximity to several Listed Buildings.

The application site is located in an area with a known presence of bats.

### **Kirklees Local Plan:**

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety

- LP22 – Parking Provision
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP35 – Historic Environment
- LP51 – Protection and Improvement of Local Air Quality

### **Supplementary Planning Documents:**

Highways Design Guide SPD (2019)

House Extensions and Alterations SPD: (2021)

### **National Policies and Guidance:**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th December 2023, together with Circulars, Parliamentary Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision-Making
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed and Beautiful Places
- Chapter 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Chapter 15 – Conserving and Enhancing the Natural Environment
- Chapter 16 – Conserving and Enhancing the Historic Environment

### **Legislation:**

- The Town & Country Planning Act 1990 (as amended)
- The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
- The Planning and Compulsory Purchase Act 2004

### **Assessment.**

The following matters will be considered as part of the assessment of the proposal:

- 1) Principle of development
- 2) Impact on visual amenity and historic environment
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Representations
- 7) Conclusion

## 1) Principle of Development

Chapter 2 of the NPPF states that: *“Planning policies and decisions should play an active role in guiding development towards sustainable solutions...”*

Chapter 2 of the NPPF goes on to further state that objectives should: *“support strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment...”*

In line with the NPPF, Policy LP1 of the Kirklees Local Plan (KLP) declares that: *“...the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.”*

Policy LP1 goes further and states: *“The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”*

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that *“good design should be at the core of all proposals in the district”*.

In this instance, it can be stated that the principle of development in this application could be acceptable, subject to the assessment of impacts on visual and residential amenity, as well as highway safety and any other impacts that may arise. These will be discussed below.

## 2) Impact on Visual Amenity and Historic Environment

### Visual Amenity:

The NPPF offers guidance relating to design in chapter 12 (achieving well designed places) whereby paragraph 131 provides a principal consideration concerning design which states: *“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

Paragraph 135 of the NPPF is of relevance, in particular the following parts:-

- ‘b) *Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping*’
- ‘c) *Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*’

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:

- *'a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...'*
- *'c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details...'*

Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document (SPD) seek to ensure that development is subservient to the host property and in keeping with the character of the locality.

Paragraph 5.6 of the House Extensions and Alterations SPD sets out that single storey extensions should:

- be in keeping with the scale and style of the original house
- not normally cover more than half the total area around the original house (including previous extensions and outbuildings)
- not exceed 4 metres in height
- not project out more than 3 metres from the rear wall of the original house for semi-detached and terrace houses or by 4 metres for detached properties
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

The proposed single storey rear extension to 8 Boulder Gate appropriately complies with the design criterion of the House Extensions and Alterations SPD as set out above.

The host property of 8 Boulder Gate is detached, and the extension would have a projection of 2.5 metres, with a height of 3.85 metres. These dimensions are considered to result in an extension which would not cover more than half the total area around the original house and would be considered subservient from a visual amenity perspective. In addition, the extension would retain a minimum separation distance from any boundaries of curtilage of approximately 1.2 metres.

The design of the extension is considered to be in keeping with the scale and style of the original house, in terms of being faced in matching coursed stone and fenestration detailing limited to only one window, to be framed in brown upvc to match other windows on the host property.

With regard to the garage extension, this is also considered to be a subservient addition to the existing detached garage structure at the application site. The garage extension would be located subserviently to the

rear of the existing built structure and the dimensions are in keeping with the existing structure, with a sloping gable roof to mitigate undue impacts of bulking / massing. The garage extension is to be faced in matching materials.

Paragraph 5.28 of the House Extensions and Alterations SPD refers to balconies and sets out that balconies and roof terraces should be:

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

The proposed roof terrace would be located to the elevation principally facing the private amenity space of the host property. There would be no visibility of the structure from Boulder Gate and, whilst visibility of the roof terrace could be obtained from the highway of Gate Head, it is not considered that its presence would be detrimental to the character of the streetscene. Visibility could only be obtained when the highway is travelled in an eastern direction and the presence of dense hedging along the rear boundary of the site works to obscure views.

The size of the roof terrace is considered modest. The balustrade and privacy screens would both be glazed / obscure glazed, promoting an overall retained sense of openness and mitigating undue obtrusiveness from the structure. Having taken the above into account, the proposed development is not considered to cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD and the aims of Chapter 12 of the NPPF.

### Historic Environment:

Section 66 of the Planning (Listed Buildings & Conservations 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.

Due to the site's proximity to several Listed Buildings, Chapter 16 of the NPPF is relevant, which requires that the Local Planning Authority identify and assess the particular significance of any heritage assets affected and take this into account when considering the impact of the proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

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.

Policy LP35 of the Kirklees Local Plan 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.”*

It is noted that this application is a resubmission of previous application 2023/93205, which was granted planning permission on 08.01.24. As part of the determination of this previous planning application, an informal consultation was undertaken with KC Conservation and Design. Given that this proposal seeks the same developments to 8 Boulder Gate, it was not considered necessary to undertake a second consultation with KC Conservation and Design, however, their comments for previous application 2023/93205 have been used to aid in the determination of this current application.

For planning application 2023/93205, KC Conservation and Design made the following comments:

- ‘Whilst the extension and roof terrace are in a prominent location, they are to be erected to a modern dwelling.
- The roof terrace is not overly imposing on the Listed Buildings, give the siting and orientation of the nearby Listed Buildings in relation to the siting of the proposed structure.
- Given the prominent location of the house when approaching upwards along Gate Head, it is considered that the extension and roof terrace would present negligible impact on the setting of the nearby Listed Buildings. However, it is considered that this negligible impact is mitigated by the introduction of a mullion detailed window on the extension.’

Taking account of the scale / nature of the proposal and the response of the Conservation Team for previous application 2023/93205 which sought the same developments to 8 Boulder Gate, it is concluded that, the siting, size/scale and design of the development would not impact upon the setting of any of the surrounding Listed Buildings.

For these reasons, the proposed development is considered to comply with policies within Chapter 16 of the NPPF and policies LP24 and LP25 of the Kirklees Local Plan.

### **3) Impact on Residential Amenity**

Section B and C of LP24 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 users.

Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive/overbearing.

Whilst the proposal would bring a reduction in the extent of outdoor amenity space at 8 Boulder Gate, it does include a roof terrace which provides a type of outdoor amenity space. As such, the proposal is considered to comply with Key Design Principle 7 of the House Extensions and Alterations SPD.

Paragraph 5.28 of the House Extensions and Alterations SPD states that: *"Balconies and roof terraces on existing buildings should not negatively affect neighbouring properties"* and that: *"Balconies and roof terraces should be:*

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

The proposed rear extension is single storey and would retain a minimum separation distance of approximately 1.2 metres from the shared boundary with Cartref and an even greater separation distance from the shared boundary with No. 6 Boulder Gate (approximately 8 metres). Given these separation distances, in conjunction with the size/scale and design of the proposed extension and its siting, it is not considered that its erection would result in any undue impacts of overbearing or overshadowing for the occupiers of either Cartref or No. 6 Boulder Gate.

The proposed roof terrace would have 1.8-metre-high privacy screens to both its side elevations. The incorporation of these privacy screens is considered to be sufficient to mitigate any undue impacts of overlooking to either Cartref or No. 6 Boulder Gate and a condition to ensure they are in place before the terrace is brought into use would be included upon any grant of approval. The proposed obscure glazing would reduce the massing of the roof terrace above the ground floor extension. It is noted in objections and from observations on site that the 'open' rear boundary of the roof terrace would look towards an element of the front garden area of Cartref. However, this would be towards the driveway and then onwards to Gate Head itself. It is concluded that this outlook would not result in an undue loss of privacy or overbearing impact.

The proposed garage extension would not result in any undue impacts of overbearing and/or overshadowing to neighbouring properties. Whilst it would be extended to the boundary of land adjoining with Steep Farm, it is to be sited adjacent to the rear garden amenity space, with vegetative boundary

treatment present. In addition, the garage extension is to have a low eaves height of 2.2 metres and no glazing is proposed to the rear elevation of the garage extension.

It is considered that the proposed works would be a sufficient distance away from any other properties to prevent undue harm to residential amenity in terms of loss of light, loss of privacy or overlooking, or the creation of an overbearing affect.

With regard to noise, given the overall size/scale of the roof terrace, it is considered that the number of users at any one time would be limited and that the possible activities which could be carried out upon the roof terrace would also be limited. The use would be in connection with the residential use of the site, and it is considered that noise resulting from its use would not be significantly different to that which can take place within the external amenity spaces within the curtilage of the site in any event. Therefore, it is not considered that the impact of the proposal as a result of noise or disturbance would be a ground against which refusal of permission could be substantiated in this case.

For these reasons, the proposed development at 8 Boulder Gate is not considered to cause undue harm to the residential amenities of neighbouring properties. It is therefore considered that the proposed development complies with Chapter 12 of the NPPF, LP24 of the Kirklees Local Plan and Key Design Principles 3, 4, 5, 6 and 7 of the Council's adopted House Extensions and Alterations SPD.

#### **4) Impact on Highway Safety**

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

The proposed works to the dwellinghouse do not propose any additional bedrooms to be created. In addition, the existing parking arrangements would remain as existing, with the size/scale of the detached garage to be increased. The developments would not alter existing vehicle access to or property the property in conjunction with the highway. Waste storage would still be able to be undertaken within the curtilage of the site.

In turn, erecting the proposed works at 8 Boulder Gate would appropriately accord with Chapter 9 of the NPPF, LP21 and LP22 of the Kirklees Local Plan and Key Design Principle 15 of the House Extension SPD.

#### **5) Other Matters**

Climate Change:

Principle 8 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 9 goes on to highlight that the use of innovative construction materials and techniques, including reclaimed and recycled materials should be used where possible. Furthermore, Principles 10 and 11 request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals.

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan 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.

As part of this application, a Climate Change Statement was submitted, which sets out various mitigation measures. Considering the small-scale of the proposed development, it is considered that the proposal would not have an impact on Climate Change that needs further mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the NPPF and Policy LP51 of the Kirklees Local Plan.

#### Bats:

Chapter 15 of the National Planning Policy Framework is relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

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

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

The application site lies within the bat alert layer on the Council's GIS system.

The proposed extension and roof terrace do not propose any alterations or works to the existing roof forms at 8 Boulder Gate. Whilst the garage extension could see works to the roof of the existing garage, given the age/design of the structure, it is not considered necessary for a full assessment of the garage roof space to be undertaken in this case given the low likelihood for roosting bats to be present.

Even so, as a cautionary measure, in the event of any grant of permission a note would be added to the decision notice, stating that if bats are found development shall cease and the advice of a licensed bat worker sought. This is to accord with the aims of Chapter 15 of the NPPF.

## **6) Representations**

In response to publicity, two objections were received, which set out the following concerns considered to be material planning considerations:

- Overlooking neighbouring properties and gardens.
- The extension and roof terrace will be imposing, dominating, over bearing and make for an intimidatory feel when inside and outside of neighbouring properties.
- Nuisance, noise and disturbance as a result of the extension with roof terrace above.
- Proposal is inappropriate in proximity, outlook, scale, height, orientation, bulk and the roof terrace in a dominating and commanding position.
- The proposed boundary and screening provisions within this new application are inadequate and not appropriate for neighbour privacy.

*Officer Response: the above bullet points refer to material planning considerations which would fall within the bracket of 'residential amenity'. The application has been concluded acceptable from a residential amenity perspective, with an assessment of the proposal set out within Assessment section 3, 'Impact on Residential Amenity'.*

- Extension will change and harm the character of the area in this historic part of Marsden.

*Officer Response: the above bullet point refers to a material planning consideration which would fall within the bracket of 'visual amenity' and 'historic environment'. The application has been concluded acceptable from these perspectives, with an assessment of the proposal set out within Assessment section 2, 'Impact on Visual Amenity and Historic Environment'.*

It is also noted that reference is made in objections to the interference the development would have with an adjoining occupier's enjoyment of their property. However most planning approvals are likely to interfere to some extent, with an adjoining occupier's enjoyment of their property. The test is whether this is proportionate. In this case, for the reasons set out in the report, the grant of planning permission is proportional to the level of interference that would ensue.

## **7) Conclusion**

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice. This application has been assessed against relevant policies in the development plan and other material considerations.

It is considered that the development would constitute sustainable development and is therefore recommended for approval.

**Recommendation: Approve**

**Decision Authorisation – Delegated Powers**  
**Application Number: 2024/90342**  
**Officer Recommendation: Approve**

**Conditions and Reasons:**

1. The development hereby permitted shall be begun within three years of the date of this permission.  
**Reason:** Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.  
**Reason:** For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord Policies LP1, LP2, LP21, LP22, LP24, LP30, LP35 & LP51 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8 & 15 of the Council's adopted House Extensions and Alterations SPD and policies within Chapters 2, 4, 9, 12, 14, 15 & 16 of the National Planning Policy Framework.
3. The external walls of the extensions hereby approved, and the roofing materials of the garage extension hereby approved shall in all respects match those used in the construction of the existing building to which the extension relates and be thereafter retained.  
**Reason:** In the interests of visual amenity and to accord with Policies LP2 & LP24 of the Kirklees Local Plan, Principles 1 and 2 of the Council's adopted House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.
4. The roof terrace shall not be brought into use until a 1.8-metre obscure glazed privacy screen has been placed on both side elevations of the roof terrace, as shown on dwg no. 02223/PP/02/R02. The two 1.8-metre obscure glazed privacy screens shall be retained thereafter.  
**Reason:** To prevent overlooking to neighbouring properties and to accord with Policy LP24(b) of the Kirklees Local Plan the Key Design Principle 3 of the House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

Note: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone

intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and Specifications Schedule: -

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	02223/LP/01/R01	-	08.02.24
Site Block Plan as Existing	02223/EX/03/R01	-	08.02.24
Site Block Plan as Proposed	02223/PP/04/R02	-	08.02.24
General Arrangement as Proposed	02223/PP/02/R02	-	08.02.24
General Arrangement of Garage as Existing & as Proposed	02223/PP/05/R01	-	08.02.24
General Arrangement as Existing	02223/EX/01/R01	-	08.02.24
Climate Change Statement	-	-	09.02.24

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.

Report Dated:

03.04.24