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Planning - PO Box 1720, Huddersfield, HD1 9EL
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Application for prior approval of a proposed: Demolition of buildings and construction of new dwellinghouses in their place

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class ZA

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Benjamin

Surname

Hellawell

Company Name

AHJ Architects

Address

Address line 1

The Courtyard

Address line 2

12a Commercial Road

Address line 3

Skelmanthorpe

Town/City

Huddersfield

County

West Yorkshire

Country

ENGLAND

Postcode

HD8 9AA

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Was the building to be demolished constructed after 31 December 1989?

- Yes
 No

Does the footprint of the building to be demolished (the total area of ground covered by it) exceed 1000 square metres?

- Yes
 No

Does the height of the building to be demolished exceed 18 metres at any point (measured at the highest part of the roof excluding plant, masts or antennae)?

- Yes
 No

Has the building to be demolished been vacant for at least six months immediately prior to the submission of this application?

- Yes
 No

If the building to be demolished has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which it stands, is it practicable to secure safety or health by works of repair or works for affording temporary support?

- Yes
 No / The building has not been rendered as such

Note that in this context, keeping the building vacant does not of itself count as action or inaction.

Would demolition of the building be considered 'relevant demolition' under Section 196D of the Town and Country Planning Act 1990 (as amended)?

- Yes
 No

'Relevant demolition' means demolition of a building that is situated in a conservation area. There are some exceptions to this, but if the building is situated in a conservation area, you should contact your Local Authority to seek advice on the best course of action.

Is any part of the land covered by or within the curtilage of the building to be demolished:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area; or
- within 3 kilometres of the perimeter of an aerodrome

- Yes
 No

The proposed development

Would any of the footprint of the proposed building (the total area of ground covered by it) exceed the footprint of the building to be demolished?

- Yes
 No

Would any part of the exterior wall of the proposed building nearest to a highway be nearer to the highway than the part nearest the highway of the exterior wall nearest the highway of the building to be demolished?

- Yes
 No

Would the height (above ground level) of the proposed building at any point (not including plant, radio masts and antennae) exceed:

- 7 metres above the height (not including plant, radio masts and antennae) of building to be demolished; or
- 18 metres

- Yes
 No

Would the proposed building have 3 or more storeys than the building to be demolished?

- Yes
 No

Where the proposed building will have more storeys than the building to be demolished, would the floor to ceiling height of any proposed additional storey, measured internally at any point, exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey in the building to be demolished

- Yes
 No / The replacement building will not have more storeys

Would any plant installed on the roof of the proposed building be greater in height than any installed plant on the roof of the building to be demolished (as measured from the lowest surface of the roof on the principal part of the building)?

- Yes
 No

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard?](#)

- Yes
 No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

- Yes
 No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

- Yes
 No

Description of Proposed Works, Impacts and Risks

The proposed replacement building

Please provide details of the building to be demolished, including:

- the method of demolition;
- operations involving any works for the removal of plant, the disconnection of services, the removal of any means of access and egress, and the removal of storage and waste.

The existing building was previously used for the manufacture of cosmetics and toiletries and is considered under planning use class B1(c) for an industrial process and is a use that can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. The building is located adjacent to a single detached dwelling house with other dwellings being located some distance away. The method of demolition will be done by hand and from scaffolding. The existing utility services will be disconnected and access to the site will be from an existing private drive. The building does not contain any significant plant equipment.

How many dwellinghouses are in the building to be demolished

0

The building proposed to be demolished

Please provide details of the replacement building, including operations involving any works for:

- the installation of plant and services;
- to enable access to and egress from the new building (including means of escape from fire); and
- the construction of storage, waste or other ancillary facilities

The new dwelling will be a traditional cavity wall construction with a stone outer leaf and slate roof to replicate the style of the existing building. UPVc. window to each of the habitable rooms to provide natural light and ventilation. The central circulation staircase will be within a protected cell and allow for the residents to escape. The dwelling will also be fitted with a sprinkler system and fire alarm LD2 system. The main entrance will be located at the front of the dwelling with secondary access via the open-plan kitchen/living space. The dwelling will have a domestic heating system with ASHP. Other utilities such as drainage, water and BT are already on site and these will be used.

Please provide details of the design and external appearance of the replacement building

The proposed building will be constructed from materials to match those on the existing being demolished and will have a pitched roof over it. The new dwelling will meet the standards that are set out in the NDSS and will have natural light into each of the habitable rooms. The proposed GA plans are shown on drawing 2377-D-20-014 and the proposed elevations on drawing 2377-D-20-016.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Refer to the submitted drawings 2377-D-20-014 Proposed Floor Plans and 2377-D-20-016 Proposed Elevations. Each habitable room will have windows or doors to provide adequate natural light. The size of the window will be proportional to the room it serves and its function.

How many dwellinghouses will be in the proposed building

1

Other operations and landscaping

Please provide details of any other operations reasonably necessary for the demolition and construction (which may include the installation of a basement or cellar in the replacement building, whether or not there is one in the building to be demolished)

None

Please provide details on any use of scaffolding and other temporary structures to support the proposed operations

Traditional scaffolding will be used for the demolition and construction of the building and will be removed on completion.

Note that this should be within a period starting with their installation no earlier than one month before the beginning of those operations, and ending with their removal no later than one month after the completion of those operations.

Please provide details of the plans for landscaping of the development, including the planting and maintenance of shrubs and trees

Existing soft landscaping and trees on site will be maintained by the applicant who will be the future occupant. Some additional landscaping will be provided as part of the external works and these will be associated with domestic curtilage and gardens. The proposed development will create a place that is safe, inclusive and accessible and which promotes health and well-being, with a high standard of amenity for future users. The maintenance of this landscaping will be the responsibility of the applicant.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated

All works will take place within the site boundary with adequate space for contractor parking and storage. The application site is located on a quiet private drive with limited vehicular movements. Pedestrian access is limited to a single existing dwelling and this dwelling can be provided with a safe footpath away from any vehicular movement.

Please provide details of any contamination risks and how these will be mitigated

The building and surrounding land are not considered to be contaminated and there is already an established residential use on the site.

Please provide details of any flooding risks and how these will be mitigated.

The building being demolished and the new proposed building are located within flood zone 1. The area of hard standing and the total roof area will remain unchanged and will not cause any additional pressure on the existing network.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details on the heritage and archaeological considerations of the development including the impacts on heritage and archaeology and how these will be mitigated

The application site is a brownfield site and is not within a conservation area or adjacent to any listed structures. The dwelling is to be constructed on the same footprint as the existing building and is therefore unlikely to have any heritage or archaeological impact.

Please provide details of the impacts on the amenity of the proposed building and neighbouring premises including overlooking, privacy and light and how these will be mitigated

The proposed building will have a separation distance of 21m from the existing dwelling and the primary orientation of the new rooms are facing in a different direction. Secondary windows have been provided but these will not cause any loss of privacy into the adjacent secondary rooms. Both the existing and proposed dwelling will remain in the ownership of the applicant and therefore no loss of light, or privacy will be experienced.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

There are no commercial premises in close proximity to the application site.

Please provide details of the impacts of the introduction of, or an increase in, a residential use in the area on business and new residents, and how these will be mitigated:

The new dwelling will have no impact on the existing dwelling as both the existing and proposed dwellings will be owned by the applicant. The new dwelling has a 21m separation distance.

If the replacement building will occupy airspace that the building to be demolished did not (including plant, radio masts and antennae), please provide details of any air traffic and defence asset impacts and how these will be mitigated

There will be no additional impact.

If the replacement building will occupy airspace that the building to be demolished did not (including plant, radio masts and antennae), and where relevant (due to the siting of the replacement building), please provide details of the impact on any protected view.

The building will not impact on any protected views. Note that these are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

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Declaration

I/We hereby apply for Prior Approval: Demolish and replace with building used as dwellinghouses 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

Benjamin Hellowell

Date

23/02/2024