

**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:	2024/62/90678/W
Site Address:	adj, Carr Mount, Cooper Lane, Holmfirth, HD9 3HU
Description:	Erection of detached dwelling (within a Conservation Area)
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.

John Holmes

AUTHORISED OFFICER

Date: 7th August 2024

Officer Report.

Reference: 2024/90678

Location: adj, Carr Mount, Cooper Lane, Holmfirth, HD9 3HU

Proposal: Erection of detached dwelling (within a Conservation Area)

Site Description.

Carr Mount is a large, detached dwelling located north of Holmfirth Town Centre. The property of Carr Mount has a large, open garden. This proposal relates to the lower terraced part of the garden of Carr Mount, which sits in an elevated position above Hightown Lane with a stone retaining wall forming the retaining boundary. This boundary also has a line of trees which form part of an Area Tree Preservation Order. The lower terrace forms a triangular shaped plot which tapers in largely at its northern end where the gated pedestrian access is located.

The application site is located within the Holmfirth Conservation Area and is located in close proximity to several Listed Buildings.

Description of Proposal.

Planning permission is sought for the erection of a detached dwelling.

The proposal is for the erection of a detached dwelling within the curtilage of Carr Mount. The new dwelling will be a two-bedroom two storey property.

The dwelling would have the following dimensions:

- Width (front and rear elevations) – 10 metres at two-storey with a single storey projection of 1.7 metres to the north-east elevation.
- Length (side elevations) – 6.8 at two-storey, the single storey element has a length of 2.4 metres
- Maximum height – 5.8 metres at two-storey, single storey element is 2.3 metres

The external walls of the dwelling would be faced in ashlar stone, with large feature glazing to the south east facing elevation. The lean-to roof will be a green sedum roof, with anthracite aluminium fascia.

One on-site parking amenity space is provided, as is outdoor garden amenity space.

History of Negotiations.

Following consultation responses from KC Conservation and Design and Highways, negotiations took place between the case officer and planning

agent with regards to the height of the proposed dwelling, the extent of glazing to the south east elevation (front) and parking arrangements.

As a result of the negotiations, the planning agent submitted amended plans, reducing the extent of glazing to the front elevation and also provided justifications for the height of the dwelling, setting out that the height could not be lowered without detriment to the quality of space.

In addition, an amended site plan was submitted to show the inclusion of one off-street parking space.

Officers did not consider it necessary to re-advertise the application as a result of the above amendments. This is because the description of proposal and extent of built form remained as originally proposed and the overall extent of glazing was reduced.

Relevant Planning History.

- 2023/90898 – Conversion of existing redundant garages to ancillary living accommodation. *Granted Conditional Full Permission.*

Representations.

The application was advertised via neighbour notification letters, a site notice and within the press.

Final publicity date expired: 26th April 2024.

In response to publicity, one objection was received, which raised the following concerns:

- Have no objection to the principal of a house of this size on this site but feel that the fully glazed frontage is very much out of place in conservation area. The buildings on Hightown Lane were built in mid 1800s to early 1900s and feature stone wall with sash windows. The front of this building will be incongruous.

Consultation Responses.

KC Highways Structures (formal) – Hightown Lane is an unadopted road, with no public way over it. In view of this, the retaining wall abutting the development site is a private wall adjacent to a private road and as such, outside the remit of consideration by KC Highways Structures.

KC Ecology (formal) – No objection to this scheme, however, in order for the development to come forward in line with local and national policies, it is proposed that an enhancement feature for roosting bats and swifts be incorporated into the design.

KC Lead Local Flood Authority (formal) – A nearby culverted watercourse is located under an existing track. Kirklees Flood Management & Drainage can support this application.

KC Highways Development Management (formal & informal) – Further to the inclusion of one off-street parking space, confirm that, on balance, the proposal will now be acceptable from a highway's perspective.

KC Trees (formal) – The supporting information is adequate at demonstrating enough care will be taken to avoid damage or harm to any protected trees. For this reason, have no objections to the proposals from a tree's perspective.

KC Conservation & Design (informal) – Recommended that amendments be made to the scheme, including reducing the height of the dwelling and amending the design of the dwelling to have a more traditional approach.

It should be noted following the receipt of this advice the scheme has been amended.

KC Environmental Health (formal) – No objection subject to conditions / footnotes regarding contaminated land and construction noise.

Within their response KC Environmental Health remind the applicant that approval under the Building Regulations may be required for the Electric Vehicle Charging Points, and the applicant should contact their Building Control Provider for further information in relation to Approved Document S.

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 within the Conservation Area and Holme Valley Corridor Strategic Green Infrastructure Network within the Kirklees Local Plan and is also within the Holme Valley Neighbourhood Plan Area.

The site is within an area with a known presence of bats.

The site is located within the 'Historic Landfill 250m buffer' layer on the Council's GIS mapping system.

The boundary of the site has a line of trees which form part of an Area Tree Preservation Order.

A nearby culverted watercourse is located under an existing track.

The site falls within an area identified by the Coal Authority as being at low risk of ground movement as a result of former mining activity.

Kirklees Local Plan:

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP3 – Location of new development
- LP11 – Housing mix and affordable housing
- LP20 – Sustainable travel
- LP21 – Highway safety and access
- LP22 – Parking
- LP24 – Design
- LP28 – Drainage
- LP30 – Biodiversity & Geodiversity
- LP31 – Strategic Green Infrastructure Network
- LP32 – Landscape
- LP33 - Trees
- LP35 – Historic Environment
- LP43 – Waste Management Hierarchy
- LP51 – Protection and Improvement of Local Air Quality
- LP52 – Protection and Improvement of Local Environmental Quality
- LP53 – Contaminated and Unstable Land

Holme Valley Neighbourhood Development Plan:

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan.

- Policy 1: Protecting and Enhancing the Landscape Character of Holme Valley
- Policy 2: Protecting and Enhancing the Built Character of the Holme Valley
- Policy 3: Conserving and Enhancing Local Heritage Assets
- Policy 11: Improving Transport, Accessibility and Local Infrastructure
- Policy 12: Promoting Sustainability
- Policy 13: Protecting Wildlife and Securing Biodiversity Net Gain

It is important to note that the application site is within Landscape Character Area 4 – River Holme Settled Valley Floor.

Key landscape characteristics of the area are:

- Framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park.

- Boundary treatments comprised largely of millstone grit walling. The stone walling which runs parallel with Upperthong Lane is representative of local vernacular detailing.
- A network of Public Rights of Way (PRoW) including the Holme Valley Riverside Way which follows the River Holme from Holmbridge through Holmfirth and downstream. National Cycle Route no. 68 follows minor roads through Upperthong towards the centre of Holmfirth before climbing the opposing valley slopes.
- Mill ponds reflect industrial heritage and offer recreation facilities.

Key built characteristics of the area are:

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

Supplementary Planning Documents (SPD):

- Highways Design Guide (2019)
- Housebuilders Design Guide (2021)

Other Guidance Documents:

- Biodiversity Net Gain Technical Advice Note (2021)
- Nationally Described Space Standards
- National Design Guide
- Kirklees Waste Management Design Guide for New Developments (2020)
- Kirklees Climate Change Guidance for Planning Applications (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, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes

guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 5 – Delivering a sufficient supply of homes
- 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

Legislation:

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

Assessment.

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

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

1) Principle of Development

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

The Council is currently unable to demonstrate a five-year supply of deliverable housing sites, and as such it is accepted that relevant Local Plan policies for the supply of housing land are out-of-date. This now triggers the NPPF presumption in favour of sustainable development.

As set on in NPPF paragraph 11d, 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.”*

Policy LP7 of the Kirklees Local Plan states encourages 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.

The site measures around ~674.45m². Whilst officer's note that, in terms of measurements, the provision of one dwelling is below the recommendations as set out above, in this instance, given that the site is proposed within the rear garden amenity space of an existing dwelling, it is considered that it would not be feasible for more dwellings to be provided within the red line. Notwithstanding this, even if there was a possibility to provide more dwellings at the site, it would increase the potential for other issues to arise, which could have a harmful impact. Therefore, in this instance, the density of development is considered to be appropriate in this case.

In this instance, the proposal seeks permission for a small self-build development, within the established residential curtilage of Carr Mount. The site is considered to be located within a sustainable location, located just outside the boundaries of Holmfirth Town Centre.

Therefore, for the reasons set out above, it is considered that the principle of development sought under this planning application is considered to be acceptable, subject to a more detailed assessment of the proposal's design and its impacts on visual and residential amenity, highway safety and other relevant considerations, which is undertaken below.

The conclusion section of this report sets out the conclusions in relation to the principle of the development in light of all other material considerations.

2) Impact on Visual Amenity & Historic Environment

Visual Amenity:

Section 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 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.

Policy 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...”*

Policy LP11 of the Kirklees Local Plan requires that all proposals for housing, including those affecting the existing housing stock, will be of high quality and design and contribute to creating mixed and balanced communities in line with the latest evidence of housing need.

Policy 1 of the Holme Valley Neighbourhood Development Plan (HVNDP) sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA), Hade Edge Upland Pastures (LCA3).

Policy 2 of the HVNDP states that *“proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings”* and [proposals] *“should protect and enhance local built character and distinctiveness...”*

Principle 2 of the Kirklees 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 designed to front on to the street.

The proposed dwelling is to be erected to the lower terraced part of the garden of Carr Mount, which sits in an elevated position above Hightown Lane

with a stone retaining wall forming the retaining boundary. The dwelling would be set back from the retaining boundary and therefore, from Hightown Lane, by a minimum distance of approximately 4 metres. In addition, the dwelling is designed so that it fronts on to Hightown Lane. Therefore, for these reasons, it is considered that the proposal would appropriately comply with Principle 5 of the Housebuilders Design Guide SPD.

Principle 6 of the Housebuilders Design Guide SPD highlights that *'the space between buildings can help maximise residential amenity in terms of maintaining privacy, reducing overlooking and ensuring natural light is able to penetrate buildings...normally new build development should seek appropriate separation distances for servicing, accommodating future adaptations and creating attractive street scenes. These should be in keeping with the character and context of the site and proportionate to the scale of the dwellings'*.

Paragraph 7.19 of Principle 6 states that for houses two-storeys or above, there should normally be a minimum of a 2m distance from the side wall of the new dwelling to a shared boundary.

In this instance, the new dwelling would retain a significant separation distance from all properties within its immediate vicinity. Therefore, the proposals are considered to accord with Principle 6 of the above SPD.

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

Principle 14 notes that the design of openings is expected to relate well to the street frontage and neighbouring properties.

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.

The proposal, whilst introducing contemporary design elements, including feature glazing to the principal elevation, is considered to have been designed to relate well to the site context. The proposal appears to have taken the topographical differences between the proposed siting of the dwelling and Hightown Lane into careful consideration and the external walls are to be faced in ashlar stone, in keeping with the appearance of surrounding buildings / properties.

Justifications were put forward by the planning agent, regarding the height of the dwelling, setting out that the height could not be lowered without detriment to the quality of space (discussed later in the residential amenity section of this report). Whilst the height of the proposed dwelling would result in visibility from Hightown Lane, it is considered that the use of ashlar stone and a sedum roof promotes subservience within the setting of the site, within the context of both the surrounding buildings and natural environment of the garden of Carr Mount.

With regard to the feature glazing, the submitted Statement sets out that *“to compliment the green roof and to again help the building impact be minimised, the use of a fully glazed façade with highly efficient and reflective glazing has been shown to the south east, so that the existing preserved tree line is reflected back, allowing the building to be softened in appearance when viewed from Hightown Lane...”*. Upon any grant of approval, a condition shall be imposed to ensure that the glazing to the south east elevation be reflective.

Officers also note that, with regard to the feature glazing to the principal elevation, it is not considered that this would appear as entirely out of keeping with the wider context of the site. The siting of the dwelling is to be set up from Huddersfield Road, where the buildings function commercially and therefore, host a large extent of glazing to their principal elevations.

Therefore, for the reasons above, it is considered that the modern intervention of feature glazing is appropriate in this instance and that the new dwelling under this application would appropriately reflect what currently exists at the site and within the surrounding area, thus also according with Principles 13, 14 and 15 of the above SPD.

With regard to the extent of built form proposed, for reasons of visual amenity, upon any grant of approval, a condition shall be imposed to remove permitted development rights.

Access is to be taken off Hightown Lane, with one on-site parking space provided to a driveway. This area of hard standing would be located between the proposed dwelling and Hightown Lane. Given the siting of the proposed driveway, it is considered to have a relatively low impact visually, to be read in context with the highway of Hightown Lane, which is laid in hard standing. Upon any grant of approval, it is reasonable to impose a condition regarding the surfacing to be undertaken.

Outdoor amenity space is to be predominantly provided to the south eastern (front) elevation. Details have been provided on the submitted site plan that the outdoor amenity space will consist of a lawned garden and Yorkshire flag patio. In addition, the site plan shows the inclusion of new trees and areas of ‘wildflower’ mix within the amenity space as part of the proposal.

With regards to boundary treatments (landscaping), the submitted drawings annotate a new retaining wall around the parking area, to match the existing stone wall at the site. It is considered that this form of boundary treatment would be acceptable, in keeping with the context of the site. It is considered reasonable that, upon any grant of approval, a condition be imposed to ensure that the height of the new retaining wall does not exceed the height of the existing wall along Hightown Lane and that it be constructed in matching stone.

Details of other boundary treatments are relatively limited in detail, including materials / heights. Therefore, upon any grant of approval, a condition shall be

imposed to ensure that, aside from the new retaining wall, details of all other forms of boundary treatment be submitted to and approved in writing by the Local Planning Authority.

In summary, with the inclusion of the aforementioned conditions, it is concluded that the proposed development would have an acceptable impact on visual amenity.

Historic Environment:

Several Listed Buildings are located within close proximity to the site. Sections 66 and 72 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.

In addition, due to the site's location within the Conservation Area, Paragraph 201 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 the heritage asset, to avoid or minimise any conflict between the heritage asset's conservation any aspect of the proposal.

Sections 66 and 72 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.”*

As part of this application, informal consultations were undertaken with KC Conservation and Design. The Conservation and Design Team have assessed the proposal and provided the following comments: -

- Recommend that amendments be made to the scheme, including reducing the height of the dwelling and amending the design of the dwelling to have a more traditional approach.

As a result of the negotiations, the planning agent submitted amended plans, reducing the extent of glazing to the front elevation and also provided justifications for the height of the dwelling, setting out that the height could not be lowered without detriment to the quality of space.

As such, given that relatively minimal amendments were made to the scheme in response to the Conservation and Design Officer's recommendations, it is

concluded that the proposal as determined would result in less than substantial harm.

At paragraph 208, the NPPF sets out that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

Firstly, it is important to highlight that, whilst the design of the proposed dwelling is not wholly supported by KC Conservation and Design Officers, the proposal has been concluded to result in less than substantial harm and, importantly, would allow for the development of a new two-bedroom residential dwelling, with high standards of amenity for future occupiers. Furthermore, as well as the benefits to the amenity for future occupiers, the justifications below also set out wider benefits including to ecology / biodiversity and the climate emergency.

Justifications were put forward by the planning agent, regarding the height of the dwelling, setting out that the height could not be lowered without detriment to the quality of space. The submitted Planning Statement sets out the following:

“The current design uses a modern shallow pitched roof which starts from an absolute minimum of 2m in the eaves at the rear of the property, rising gradually to provide the bedrooms with just over 2.4m at their maximum. At ground floor, the ceiling is also at a very modest 2.35m and cannot be lowered without detriment to the quality of the space (The national described space standards suggest no lower than 2.3m).”

The submitted Planning Statement goes further to state:

“A slated roof would result in a much greater visual impact from Carr Mount as it would not only stand higher but would also be highly visible due to its dark material finish. A green roof by contrast offers multiple benefits from an aesthetic, ecological and maintenance point of view which were fundamental in its specification.”

“The shallow pitch is ideal for a green roof and helps move away from a more standard flat roof which is understandably incongruous for the Conservation Area. The green roof provides a softer aesthetically enhancing view from Carr Mount which provides the additional benefit of improving the biodiversity on the site. It is to be noted that the Preliminary Ecological Appraisal identified the proposed development area as having ‘low’ and ‘very low’ distinctiveness of habitat as shown on their map, and the proposal would therefore allow this to be improved through the development.”

Therefore, it is considered that, overall, a reduction in height would result in detriment to the living conditions of the future occupiers of the proposed dwelling. In addition, the use of a shallow pitched green sedum roof provides wider benefits to ecology / biodiversity. As such, it is considered that there are

valid / reasonable justifications in place to proceed with the determination of this application on the basis of the plans as submitted.

Furthermore, whilst the Conservation and Design Officer would wish to see an even greater reduction in the extent of glazing to the principal elevation, it is considered that the reduction made by the planning agent is sufficient, with the submitted Planning Statement setting out the following arguments relating to this:

“A more traditional design and layout would have smaller regular windows offering little natural light due to the preserved tree line. The fully glazed frontage allows for a fully open plan design layout which offers the additional benefit that it wastes no space to corridors and passageways, allowing a very efficient use of space. This allows us to provide a light and spacious feeling 2-bedroom dwelling whilst only using a very modest footprint which could not be achieved with a more traditional masonry structure.”

“The largely glazed south-west facing wall is crucial also, allowing not only much needed natural light into the building (meaning less reliance on electrical lights) but also allowing a high percentage of energy to pass into the space as solar gain which is retained in the high performing structure. The additional heat pump specification and MVHR (heat recovery system) will further add to this well performing building and will compliment the airtight structure.”

Therefore, it is also considered that, overall, the extent of glazing would provide benefits to the future occupiers of the proposed dwelling and with regard to the climate emergency, as well as it been considered that the use of glazing to this elevation also reduces the harshness of the principal elevation when viewed from public vantage points.

It is also noted that, weight can be afforded to the fact that permitted development rights can be removed as a condition upon any grant of approval. It is considered that this is a factor which weighs in favour in this case and would be secured as a condition of approval.

Therefore, based on the above assessment, on balance, it is considered sufficient public benefits exist with the provision of additional housing and the fact mitigation can be undertaken to limit the impact of the development such that the public benefits identified outweigh the less than substantial harm identified and the scheme is considered to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the NPPF.

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 Housebuilders 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.

The text supporting Principle 6 of the Kirklees Housebuilder Design Guide SPD states set out recommended minimum separation distances for two storey properties, these being:

- 21 metres between facing windows of habitable rooms;
- 12 metres between windows of habitable rooms that face onto windows of non-habitable rooms;
- For a new dwelling in a regular street pattern that is two storeys or above, there should normally be a minimum of a 2-metre distance from the side wall of the new dwelling to a shared boundary.

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

Impact on Neighbouring Properties:

The proposed dwelling would retain a substantial separation distance from all properties within the immediate vicinity of the site, including the side elevations of the new dwelling retaining a separation distance of over 2 metres from shared boundaries. Therefore, it is concluded that the proposed dwelling would not result in significant impacts of undue overbearing or overshadowing for any for the properties which neighbouring the site.

In addition, drawing No. 21057D-10-P04 shows both of the windows to the side elevations of the new dwelling to be obscure glazed. Therefore, it is not considered that the installation of these windows would result in any undue impacts of overlooking towards the surrounding properties. Upon any grant of approval, a condition shall be imposed to ensure that these windows be obscure glazed.

The glazing to the principal elevation would not be directly adjacent to a residential property and therefore, would not be adjacent to any habitable room windows. Whilst it is noted that the new dwelling would be adjacent to some of the wider curtilage of Beech House, this part of the wider curtilage predominantly hosts a driveway and detached garage structure and the glazing to the new dwelling would be separated from this curtilage by approximately 13 metres. As such, it is not considered that the proposed glazing to the principal elevation of the new dwelling would result in undue impacts of overlooking.

With regard to the relationship between the boundaries of the new dwelling and the gardens of neighbouring properties, upon any grant of approval, a condition shall be included regarding the submission of a scheme detailing all boundary treatments, aside from the retaining wall proposed around the driveway.

Noise, Dust / Odour:

Paragraph 191 of the NPPF, contained within Chapter 15, sets out that proposals should mitigate and reduce to a minimum potential adverse impact 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.

Taking into consideration noise and odour pollution, given that the application seeks permission for a new dwelling within an established residential area and just outside the boundaries of Holmfirth Town Centre, it is not considered that the proposal would give rise to any noise, dust or odour pollution over and above the existing circumstances of the surrounding area.

To protect the amenity of surrounding residents, upon any grant of approval, an informative note which restricts noisy construction related activities during construction works will be included within the decision notice.

Amenity of Future Occupiers of the Proposed Dwelling:

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

Internally, the proposed dwelling would have a GIA that would comfortably exceed the minimum space standards set out in the Nationally Described Space Standards (NDSS), with all habitable rooms having access to at least one window. Officers therefore consider that the proposed dwelling would provide an adequate standard of amenity for future occupiers in this regard.

Officers also note that all habitable rooms would have a sufficient level of glazing to allow for natural light. The bedrooms would be served by privacy switchable glass to allow full light to bedrooms and privacy as required, as well as velux windows and an obscure glazed window to the side elevation of bedroom 2.

In this case, the dwelling would have two bedrooms. It is considered that the amount of outdoor amenity space provided for the proposed dwelling would be sufficient. It is also considered that the outdoor amenity space would receive sufficient levels of sunlight. Therefore, it is considered that the proposed amenity space would meet the requirements of Principle 17 of the SPD.

In conclusion, with the inclusion of the aforementioned conditions and informative notes, it is considered that the proposals would not result in significant impacts on the privacy and amenity of any neighbouring occupants, complying with Policies LP24 and LP52 of the Kirklees Local Plan and policies within Chapters 12 and 15 of the National Planning Policy Framework. The proposals are also considered to accord with Principles 6, 16 and 17 of the Council's 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 on highway safety and provide sufficient parking. Paragraph 111 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 SPD sets out, amongst other things, that parking to serve dwellings should not dominate streets and should be to the side / rear. Policy 6 of the Holme Valley Neighbourhood Development Plan details that adequate parking should be provided, having reference to the Council's adopted Highways Design Guide and that additional parking to accommodate delivery vans is encouraged. Furthermore, Policy 6 sets out that development should have good access to public transport routes and encourages walking & cycling.

Principle 19 of the SPD 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.

Following the submission of amended plans, showing an off-street parking space, KC Highways Development Management confirmed that they concluded the scheme to be acceptable in this regard.

In addition, the provision for storage and collection of waste from the premises has been demonstrated and therefore considered acceptable.

For these reasons, the proposed development is considered to comply with the requirements of Policy LP24 part d(vi), LP43 and the Kirklees Highway Design Guide SPD.

5) Other Matters

Climate Change:

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Principle 18 of the Housebuilders Design Guide SPD 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.”*

Policy 12 of the Holme Valley Neighbourhood Development Plan seeks to ensure that energy efficient designs are used in all new buildings.

As part of this application, a Climate Change Statement was submitted, which sets out various mitigation measures. In addition, the submitted Statement also details energy efficient design features.

Furthermore, in this case, it is considered that the resultant development would have an acceptable impact on Climate Change, as it would have to be constructed to modern building standards.

Strategic Green Infrastructure Network:

Policy LP31 of the Kirklees Local Plan identifies a number of areas which form part of the Strategic Green Infrastructure Network. This policy sets out that priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide. This policy sets out that development should ensure the function and connectivity of green infrastructure is retained / replaced, new or enhances green infrastructure is provided / integrated into new developments. In addition, this policy requires integration of developments into walking / cycling network and providing new links where appropriate and the protection of biodiversity / ecological links. Where the creation of new or enhanced green infrastructure is proposed, provided it does not conflict with other policies within the Kirklees Local Plan policy LP31 sets out that the Council will support such development.

Whilst it is noted that a tree / hedges are proposed to be removed as part of this proposal, the submitted plans demonstrate the inclusion of compensatory landscaping, including new trees and areas of planting wildflowers. In

addition, upon formal consultation with KC Trees, no objection was raised to the removal of the trees (discussed in greater depth in the following section, 'Trees').

Therefore, on balance, it is not considered that the proposal would have a significant impact upon the Strategic Green Infrastructure Network.

Trees:

Policy LP33 of the Kirklees Local Plan sets out that "*Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks.*"

As part of the determination of this application, a formal consultation was undertaken with KC Trees, who made the following comments:

The one tree that is down for removal to facilitate the dwelling is not covered by the TPO and sits within Holmfirth Conservation Area. It is a lower quality tree that would not warrant a TPO so therefore it is acceptable for it to be removed.

There may be future pressure to the protected trees in regard to them casting shade, however, this can be managed with light pruning. In any event works to the trees would require a further consent to be obtained and there is control over the impact of the proposal in this regard.

KC Trees concluded that the supporting information is adequate at demonstrating enough care will be taken to avoid damage or harm to any protected trees. For this reason, KC Trees raised no objections to the proposals from a tree's perspective.

Therefore, for the reasons above, the proposal is considered to accord with Policy LP33 of the Kirklees Local Plan.

Air Quality:

Government guidance on air quality mitigation outlined within the NPPG and Chapter 15 of the NPPF, and local policy contained within LP24, LP26 and LP51 and the West Yorkshire Low Emissions Strategy Planning Guidance seek to mitigate Air Quality harm.

It is noted that Electric Vehicle charging points are a requirement of building regulations and would be covered by that requirement in the event of any approval.

This is now controlled by Part S of the Building Regulations which came into force in June 2022 and would not be repeated as a planning condition.

However, upon any grant of approval, an advisory footnote for electric vehicle charging points would be included.

Land Stability:

Officers note the presence of retaining structures around the site.

Paragraph 18.2 of the Kirklees Local Plan sets out that *'Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.'*

Given the above, associated informatives will be included upon any grant of approval, including an informative relating to retaining features and land stability.

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.

Under Policy LP28 of the Kirklees Local Plan, all new development should normally be required to demonstrate net run-off reduction. In practice, however, these principles are generally not applied for single dwellings or other housing developments of fewer than 5 units, as they are considered disproportionate. The development would still need to comply with Building Regulations under separate application.

It is noted that, upon any grant of approval, a condition shall be imposed regarding the surfacing of the proposed driveway for reasons of ensuring adequate levels of drainage.

A nearby culverted watercourse is located under an existing track. As part of the determination of this application, a consultation was undertaken with KC Lead Local Flood Authority, who confirmed that they support the application.

Contaminated Land:

The Council's mapping systems show the site of the proposed development is not situated on possible contaminated land, but it is close to land identified as an historic gasometer and landfill (our site ref: 57/21), circa 190m NE. It is also close to an historic warehouse/dyehouse circa 70m NE (our site ref: 154/21). Upon formal consultation, KC Environmental Health therefore set out that they would expect a minimum phase 1 desk top study to evaluate the risk and ensure the site is safe and suitable for the proposed development.

Upon any grant of approval, contaminated land conditions would therefore be recommended.

Biodiversity / Ecology:

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.

As part of the determination of this application, a formal consultation response was received from KC Ecology, where the following comments were made:

A Preliminary Ecological Appraisal (PEA) has been submitted with the application. The PEA details that the site is of minimal ecological value, comprising a small residential garden. In addition to the above, all of the submitted information related to trees has been reviewed to determine the extent of their removal and it is understood that the removal of some small trees within the central section of the site is required, however, as with the rest of the site, these are of minimal ecological value. In addition to the above, the proposals are unlikely to have impacts on protected habitats or species. As such, KC Ecology concluded that they have no objection to this scheme.

In order for the development to come forward in line with local and national policies, KC Ecology recommend that enhancement features should be conditioned with regards to roosting bats and swifts.

Coal Mining:

The site is located within the Coal Authority's "Development Low Risk Area". There is no statutory requirement to consult the Coal Authority regarding development within the "Development Low Risk Area", instead an informative note can be appended to the decision notice which constitutes the deemed consultation response. The application site falls within an area at low risk of ground movement as a result of past mining activities as determined by the Coal Authority. As such it is considered that it is unnecessary in this case to require a survey of land stability to be carried out with regard to previous mining activity which may have taken place within the locality. It is recommended that the Coal Authority's standing advice is provided with any grant of approval. As such it is considered that the proposal is acceptable with regard to ground stability in accordance with paragraphs 180 and 189 of the National Planning Policy Framework.

6) Representations

In response to publicity, one representation was received. The concerns raised within this representation are set out below, accompanied with an officer response:

- Have no objection to the principal of a house of this size on this site but feel that the fully glazed frontage is very much out of place in conservation area. The buildings on Hightown Lane were built in mid 1800s to early 1900s and feature stone wall with sash windows. The front of this building will be incongruous.

Officer Response: A full assessment of the impacts of the proposal on both visual amenity and the historic environment is set out within assessment section 2 of this officer's report. It was concluded that the scheme has an acceptable impact on both visual amenity and to the historic environment.

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. Policy LP2 of the Kirklees Local Plan sets out that all proposals should address challenges identified in the Local Plan, with Policy LP24 of the Plan stating that good design should be at the core of all proposals in the district.

This application has been assessed against relevant policies in the development plan and other materials 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: 2024/90678

Officer Recommendation: Approve

Conditions and 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.
2. The development hereby permitted shall be carried out in complete accordance with the plans and specification 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, LP11, LP20, LP21, LP22, LP24, LP28, LP30, LP31, LP32, LP33, LP35, LP43, LP51, LP52 & LP53 of the Kirklees Local Plan, Principles 2, 5, 6, 12, 13, 14, 15 16, 17, 18, 19 of the Housebuilders Design Guide Supplementary Planning Document, Policies 1, 2, 3, 11, 12 & 13 of the Holme Valley

Neighbourhood Development Plan and Chapters 2, 4, 5, 11, 12, 13, 14, 15 & 16 of the National Planning Policy Framework.

3. The external walls of the dwelling hereby approved shall be faced in Ashlar stone. The roof above the dwelling shall be a sedum green roof. These materials of construction of the walls and the finish to the roof approved by this condition shall be thereafter retained.
Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Principle 13 of the Housebuilders Design Guide Supplementary Planning Document.
4. The proposed retaining wall around the parking area, as shown on Dwg No. 21057D-12-P06, shall be constructed from materials to match the existing stone wall along the south eastern boundary of the site and shall not exceed the height of this existing stone wall. The materials and height of this new retaining wall shall thereafter be retained.
Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and policies within Chapter 12 of the National Planning Policy Framework.
5. Other than the construction of the new retaining wall, as detailed in condition 4, the development hereby approved shall not be brought into use until a scheme detailing boundary treatments of the site has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall detail the height, location and construction of the boundary treatments. The approved scheme shall be completed prior to the development being brought into use and retained thereafter.
Reason: In the interests of visual amenity and residential amenity to accord with Policies LP24 of the Kirklees Local Plan and policies with Chapter 12 of the National Planning Policy Framework.
6. The development shall not be occupied until the windows in the south east elevation of the dwelling hereby approved are fitted with reflective glazing. The reflective glazing shall thereafter be retained for the lifetime of the development.
Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.
7. The development shall not be occupied until the first-floor windows on the side elevations (north-east elevation and south-west elevation) of the dwelling hereby approved have been obscure glazed. The obscure glazing shall thereafter be retained for the lifetime of the development.
Reason: In the interests of the amenity of the occupiers of neighbouring properties to accord with policy LP24 of the Kirklees Local Plan, Principle 5 of the adopted Housebuilders SPD and Policies within Chapter 12 of the National Planning Policy Framework.

8. Notwithstanding the provision 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, AA, B, C, D or E of Part 1 and / or class A of Part 2 of Schedule 2 to that Order shall be carried out within the site outlined in red on the hereby approved Location Plan without the prior written consent of the Local Planning Authority.
Reason: In the interests of the Green Belt to accord with the requirement for very special circumstances to be demonstrated in this case to comply with policies within Chapter 13 of the National Planning Policy Framework.
9. The dwelling hereby approved shall not be occupied until all areas indicated to be used for vehicles and pedestrians within the curtilage of the dwelling has been laid out with a hardened, sealed and drained surface. Provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. Should permeable or porous surfacing be intended to be used, no dwelling house shall be occupied until a scheme detailing the intended surfacing to areas for vehicles and pedestrians for that dwelling house has been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall thereafter be retained and maintained.
Reason: In the interests of amenity and traffic safety, to ensure adequate space within the site for vehicle movements and parking and to ensure that the additional hardstanding area is appropriately drained to mitigate flood risk in accordance with Policies LP21, LP22, LP28 and LP34 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.
10. One bat box (Ibstock Enclosed Bat Box 'C' or suitable alternative) and one integral swift box (Vivara pro woodstone swift box or suitable alternative) shall be installed on or within 500mm of the roofline of the dwelling hereby approved before the dwelling brought into use. The bat and swift box shall thereafter be retained.
Reason: In the interests of enhancing the biodiversity value of the site, in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.
11. Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and 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. 189 and 190 of the National Planning Policy Framework.
12. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 11,

groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and 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. 189 and 190 of the National Planning Policy Framework.

13. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 12 further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. **Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.

14. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 13. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all groundworks 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 shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.

15. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures 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. 189 and 190 of the National Planning Policy Framework.

NOTE: Contaminated Land

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: Construction Site Working Times

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.

NOTE: Land Stability

With regard to land stability, it is brought to the applicant / developers' attention that responsibility for securing a safe development rests with the developer and/or landowner.

NOTE: Electric Vehicle Charing Points

- Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information in relation to Approved Document S.

- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity and the installation must comply with all applicable electrical requirements in force at the time of installation.
- To futureproof the development, we would encourage the applicant to provide these in accordance with the current *Air Quality & Emissions Technical Planning Guidance* from the West Yorkshire Low Emissions Strategy (WYLES) Group.

Plans and Specifications Schedule:

Plan Type	Reference	Version	Date Received
Existing Site Plan	21057D-13-P01	-	06.03.24
Opportunities and Constraints Plan	21057D-09-P01	-	06.03.24
Proposed Site Plan	21057D-12-P06	-	07.06.24
General Arrangement	21057D -10 -P04	-	18.07.24
Foundation Design Statement by Sawyer Consulting Engineers	24_487 SR 01	-	06.03.24
Aboricultural Impact Assessment by James Royston Aboricultural Consultant	221025 AIA	-	06.03.24
Design & Access / Heritage Statement by ADP	21057	-	06.03.24
Tree Survey by James Royston Aboricultural Consultant	221025	-	06.03.24
Climate Change Statement	-	-	06.03.24
Preliminary Ecological Appraisal Report by Brooks Ecological	ER-7434-01	-	26.03.24
Statement by ADP	-	-	21.06.24

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 Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Amended plans have been submitted during the course of this application to address matters raised by consultees.

Report Dated:

31.07.24