KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 73

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS TO CARRY OUT DEVELOPMENT WITHOUT COMPLIANCE WITH PLANNING CONDITIONS PREVIOUSLY ATTACHED

Reference No:	**2024/70/90837/E**
Site Address:	Land adj, 7, West Lane, Gomersal, BD19 4DL
Description:	Variation of condition 2 (plans) on previous permission 2021/94165 for erection of four dwellings with ancillary garages and associated landscaping works (within a Conservation Area)
Recommending Officer:	Nicole Helliwell

DECISION – APPROVE VARIATION OF CONDITION 2

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 21-Jun-2024

Officer Report
Reference No. 2024/70/90837/E
Site Address: Land adj, 7, West Lane, Gomersal, BD19 4DL
Proposal: Variation of condition 2 (plans) on previous permission 2021/94165 for erection of four dwellings with ancillary garages and associated landscaping works (within a Conservation Area)

Site Description
The application site relates to a parcel of land located adjacent to 7 West Lane in Gomersal. To the north of the site is Gomersal Hall, a 20th Century detached house set within extensive gardens. To the north-west is the Grade II listed West Lane Methodist Chapel (Gomersal Methodist Church) and associated Sunday School. Although the site is not located within close proximity to any public right of ways, it is situated within the Gomersal Conservation Area as designated within the Kirklees Local Plan.

Description of Proposal
The applicant seeks consent to vary condition 2 of previous permission 2021/94165 for the erection of four dwellings with ancillary garages and associated landscaping works (within a Conservation Area), which was granted on 29th July 2022.

Condition 2 of permission 2021/94165 relates to the plans and details approved under the application and reads as follows:

> *"The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.*
>
> ***Reason:*** *For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan as well as the aims of the National Planning Policy Framework and key principles of the Housebuilders Design Guide Supplementary Planning Document."*

This Section 73 application seeks to vary the approved plans due to design changes. The proposed alterations are as follows:

<u>Plot 1</u>
- Alterations to ground and first floor fenestration within the west-facing side elevation.

- Removal of 2no. first floor windows and 1no. window at ground floor within the front elevation.
- Removal of the lean-to extension and replacement with powder coated aluminium frame with timber front door within east-facing side elevation
- Alterations to style of first floor fenestration within the east-facing side elevation
- Existing opening replaced with timber treated door within the rear elevation.
- Removal of ground and first floor window within the rear elevation.
- Replace two pane ground floor fenestration with sliding doors within rear elevation.
- Minor amendments to internal layout to improve circulation.
- Alterations to roof design.

Plot 2

- Installation of two roof lights within the rear roof plane
- Existing opening replaced with timber treated door within the rear elevation.
- Installation of integrated solar panels to the rear roof plane of the single storey element.
- Alterations to siting, style and size of fenestration within the rear elevation.
- Relocation of bat box within the west-facing side elevation
- Installation of first floor window within the west-facing side elevation
- Replacement of glazing between ground and first floor glazed screens in front elevation with stone band.
- Alterations to size and design of fenestration within the front elevation
- Installation of sliding doors within the east-facing side elevation

Relevant Planning History

- **2024/90876:** Variation of condition 2 (plans) on previous permission 2021/94165 for erection of four dwellings with ancillary garages and associated landscaping works (within a Conservation Area). Planning application details | Kirklees Council – Pending Consideration
- **2023/90035:** Discharge conditions 3,4,5,10,12,13,14,15,16,18 on previous permission 2021/94165 for erection of four dwellings with ancillary garages and associated landscaping works (within a Conservation Area). Planning application details | Kirklees Council – Discharge of Condition(s) Approved
- **2021/94165:** Erection of four dwellings with ancillary garages and associated landscaping works (within a Conservation Area). Planning application details | Kirklees Council – Conditional Full Permission
- **2013/92768**: Works to Tree(s) within a Conservation Area. Planning application details | Kirklees Council – Granted
- **95/91997:** Outline application for residential development (12 dwellings). Planning application details | Kirklees Council – Withdrawn

Representations
The application was publicised by site notice, press advertisement and neighbour notification letters, which expired on 17th May 2024. As a result of the above publicity, no representations have been received.

Consultation Responses
The following is a brief summary of Consultee advice (more details are contained in the 'Assessment' section of the report, where appropriate):

KC Conservation and Design – No objection providing the solar panels are removed from Plot 1.

Policy
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 site is UNALLOCATED on the Kirklees Local Plan Proposals Map. However, the site is located within the Gomersal Conservation Area. The most relevant policies for consideration in this case are:

Kirklees Local Plan Policies
- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 3** - Location of New Development
- **LP 7** - Efficient and Effective Use of Land and Buildings
- **LP 11** - Housing Mix and Affordable Housing
- **LP 20** - Sustainable Travel
- **LP 21** - Highway Safety and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 28** - Drainage
- **LP 30** - Biodiversity and Geodiversity
- **LP 32** - Landscape
- **LP 35** - Historic Environment
- **LP 51** - Protection and Improvement of Local Air Quality
- **LP 52** - Protection and Improvement of Environmental Quality
- **LP 53** - Contaminated and Unstable Land

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 20 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 8** - Promoting Healthy and Safe Communities
- **Chapter 9** - Promoting Sustainable Transport
- **Chapter 12** - Achieving Well-Designed 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

Other Guidance Documents:
- Kirklees Highways Design Guide (2019)
- Housebuilders Design Guide (2021) - Nationally Described Space Standards
- National Design Guide
- Biodiversity Net Gain Technical Advice Note (2021)
- Planning Applications Climate Change Guidance (2021)
- West Yorkshire Low Emissions Strategy and Air Quality and Emissions Technical Planning Guidance (2016)

<u>Assessment</u>

1. Principle of Development

Section 73 of the Town and Country Planning Act 1990 allows for the variation or removal of a condition of a previous permission.

The principle of development for the erection of four dwellings with ancillary garages and associated landscaping works was established under permission 2021/94165. As such, it is considered that the principle of the development remains established by way of this permission. This assessment will deal with the merits of the proposed variations only

1. Impact on Visual Amenity and Historic Environment

General design considerations are set out in Policy LP24 of the Kirklees Local Plan and Chapter 12 of the NPPF, which seek to secure good design in all developments by ensuring that they respect and enhance the character of the

townscape and protect amenity. Policy LP24 of the Kirklees Local Plan states that ‘the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape.’ The Housebuilders Design Guide SPD also sets out design principles which need to be considered for new dwellings to ensure that they are of an appropriate design and scale.

Alterations to Fenestration

The application seeks to make alterations to the style, siting, materials and scale of the fenestration/openings within Plots 1 and 2. However, given that the changes would maintain the traditional appearance of the wider site, they are not considered to impact on the visual amenity of the area and would be considered acceptable from a visual amenity perspective.

Roof Lights

The submitted plans confirm that two roof lights would be installed within the rear roof plane of Plot 2. Given that the lights would be of an appropriate design and scale, they are considered to respect the appearance and character of the surrounding area.

Solar Panels

Integrated solar panels would be installed within the rear roof plane of the single storey element of Plot 2. The panels would generate renewable energy which would lead to a reduction in carbon emissions. Furthermore, the solar panels would be sited to the rear of the dwelling and would have limited visibility from public vantage points. Therefore, the proposal is not considered to have a significant impact on the visual amenity of the host property and wider street scene.

Roof Alterations

The submitted plans confirm that alterations would be made to the roof design of Plot 1. Although the changes would alter the appearance of the property from public vantage points, the amendments are not considered to have a material impact on visual amenity.

In view of the above, It is considered that the variation to the development proposed is acceptable from a visual amenity perspective and is in accordance with Policies LP24 of the Kirklees Local Plan and the aims of the NPPF.

Impact on Historic Environment

Paragraph 135(c) of the NPPF sets out that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Furthermore, LP35 of the Kirklees Local

Plan requires development proposals affecting a designated heritage asset to preserve or enhance the significance of the asset, retaining those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensuring that proposals maintain and reinforce local distinctiveness.

Paragraph 203 of the NPPF is also of relevance and states that in determining applications, local planning authorities should take account of:

a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
a) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
b) *the desirability of new development making a positive contribution to local character and distinctiveness.*

The application site is located within the Gomersal Conservation Area. As such, KC Conservation and Design were informally consulted on the proposed alterations. Whilst KC Conservation and Design raised no objection to the roof alterations and the alterations to fenestration, Officers did initially raise concerns regarding the installation of solar panels to Plot 1. The solar panels would be unduly prominent from public vantage points and would impact the setting and character of the Gomersal Conservation Area and the adjacent listed building. However, as the solar panels have since been removed from Plot 1, Officers no longer have any concerns with the amendments proposed .

It is therefore considered that the proposed alterations would not cause any detrimental harm to the significance of the Gomersal Conservation Area and would comply with Policy LP35 of the Kirklees Local Plan, Chapter 16 of the NPPF and the requirements of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

2. 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(f) 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.

Principle 6 of the Kirklees Housebuilders Design Guide SPD also states 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."

It is noted that the internal layout of Plots 1 and 2 have been reconfigured since the approved scheme. Although alterations have been proposed to the fenestration on all elevations of the dwellings, the majority of the windows would serve the same rooms and are not considered to have a greater impact on the neighbouring occupants than the originally approved.

Furthermore, due to the height and position of the velux windows , it is considered that there would be no undue harm to the neighbour's residential amenity as a result of the proposed works.

Therefore, it is considered that the proposed development would accord with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Principles 6 and 16 of the Kirklees Housebuilders Design Guide SPD.

3. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Given the nature of the amendments proposed, no alterations would occur to the access and parking arrangements of the approved scheme. Therefore, the impact on highway safety is still considered acceptable and unchanged since the previously issued decision.

Given the above, Officers consider that the proposal would not cause detrimental harm to the safe and efficient operation of the highway network. The proposal is therefore considered to comply with Policies LP21 and LP22 of the Kirklees Local Plan, Chapter 9 of the National Planning Policy Framework, Principle 12 of the Kirklees Housebuilders Design Guide SPD and advice contained within the Kirklees Highways Design Guide SPD.

4. Other Matters

With regard to other matters that were assessed as part of the previous planning permission (contaminated land, trees and biodiversity), the proposal is unchanged in relation to these aspects and any conditions imposed in regard to these matters to make the development acceptable will be repeated as part of this application.

<u>Conditions Review</u>

As the application is a Section 73 application to vary conditions, it is necessary to re-impose all conditions which remain relevant.

The following conditions will be re-issued as they are considered to remain relevant:

- 6. Phase II Intrusive Site Investigation Report
- 7. Site Remediation
- 8. Remediation Strategy
- 9. Validation Report
- 11. Materials of Windows and Doors
- 17. Arboricultural Impact Assessment & Tree Protection Plan

The following conditions shall be reworded:

- 1. Time (This shall reflect the date development shall begin by)
- 2. Approved plans (The plans and specification table will be amended to reflect the plans approved under this Section 73 application)
- 3. Materials
- 10. Footway
- 12. Boundary Treatments
- 16. Biodiversity Enhancement and Management Plan
- 18. Landscaping Scheme

The following conditions have been discharged under app no. 2023/90035:

- 4. Electric Vehicle Charging Points
- 5. Phase I Desk Study Report
- 13. Roost Characterisation Surveys
- 14. Method Statement
- 15. License

5. Representations

No representations were received following the statutory publicity.

6. Negotiations

Amendments were sought during the course of the application. A request was made to remove the solar panels from Plot 1. Revised drawings were received which were considered acceptable with regard to historic environment and visual amenity.

7. Conclusion

This proposal is a Section 73 Variation of Condition application to vary condition 2 (development in accordance with the approved plans). In determining a S73, the Local Planning Authority must only consider the ‘disputed’ condition that is the subject of the application – it is not a complete re-consideration of the application. Therefore, it is a consideration of

Condition 2 only. As detailed within the report, given the acceptable design and lack of harm in terms of visual and residential amenity, the variation is considered to be acceptable.

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 the relevant policies in the development plan and other material considerations. The proposal would remain in accordance with the development plan and there are no material considerations to indicate otherwise. The development would therefore constitute sustainable development and it is recommended for approval.

Recommendation: Approve

Decision Authorisation: Delegated Powers
Application Number: 2024/90837
Officer Recommendation: Grant Variation of Condition 2
Conditions and Reasons:

1. The development hereby permitted shall commence no later than 28th July 2025.
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 to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP3, LP7, LP11, LP20, LP21, LP22, LP24, LP28, LP30, LP32, LP51, LP52 and LP53 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

3. The external walls of the dwellings shall be faced in coursed light coloured natural stone with ashlar lintels and detailing. The roofing materials will be natural Welsh slate. The materials of construction shall thereafter be retained for the lifetime of the development.

Reason: In the interest of visual amenity and to accord with the aims Policy LP24 and LP35 of the Kirklees Local Plan as well as aims of Chapter 12 of the National Planning Policy Framework and key principles of the Housebuilders Design Guide Supplementary Planning Document.

4. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 5, development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and in writing by the Local Planning Authority.
Reason: To identify and remove unacceptable risks to human health and the environment from hazards and land contamination in accordance with Policy LP53 of the Kirklees Local Plan and the Chapter 15 of the National Planning Policy Framework. This is a pre-commencement condition as it could affect the method of construction of the dwellings.

5. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 4 development shall not commence until a Remediation Strategy 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 identify and remove unacceptable risks to human health and the environment from hazards and land contamination in accordance Policy LP 53 of the Kirklees Local Plan and the Chapter 15 of the National Planning Policy Framework. This is a pre-commencement condition as it could affect the method of construction of the dwellings.

6. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 5. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in the Phase II Intrusive Site Investigation Report is identified or encountered on site, all works on site (save 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 identify and remove unacceptable risks to human health and the environment from hazards and land contamination in accordance with Policy LP 53 of the Kirklees Local Plan and the Chapter 15 of the National Planning Policy Framework.

7. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy, a Validation Report 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 for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.
Reason: To ensure that unacceptable risks to human health and the environment from hazards and land contamination have been appropriately remediated in accordance with Policy LP53 of the Kirklees Local Plan and the Chapter 15 of the National Planning Policy Framework.

8. The development shall be completed in accordance with the 'Kerbing Plan' (E21/7885/036, dated November 2022), 'Surface Treatment Plan' (E21/7885/035A) and 'Road Safety Audit' (MAL/WLGRSA1.2Rev2, dated 9th January 2023) approved under app no. 2023/90035 and retained thereafter.
Reason: In the interests of highway safety and to achieve a satisfactory layout, in accordance with Policy LP21 of the Kirklees Local Plan and the National Planning Policy Framework.

9. The windows and doors of the dwellings hereby approved shall be treated timber as specified within the Design and Access Statement by Halliday Clark Architects dated 21.10.21.
Reason: In the interest of visual amenity and to accord with the aims Policy LP24 and LP35 of the Kirklees Local Plan as well as aims of Chapter 12 of the National Planning Policy Framework and key principles of the Housebuilders Design Guide Supplementary Planning Document.

10. The boundary walls shall be completed in accordance with the document titled 'Specification for Boundary Wall' (dated 16th March 2023) approved under app no. 2023/90035 and retained thereafter.
Reason: In the interest of visual amenity and to accord with the aims of Policy LP24 and LP35 of the Kirklees Local Plan as well as Chapter 12 of the National Planning Policy Framework and key principles of the Housebuilders Design Guide Supplementary Planning Document.

11. The development shall be completed in accordance with the Biodiversity Enhancement Management Plan (BEMP) (2022001.2 revised June 2023, dated 04/07/2023) approved under app no. 2023/90035 and retained thereafter.
Reason: In order to ensure the development provides ecological enhancement and creation measures sufficient to provide a biodiversity net

gain in accordance with Policy LP30 of the Kirklees Local Plan and the National Planning Policy Framework.

12. The development shall be completed in accordance with the tree protection advice and recommendations contained in the Arboricultural Impact Assessment and Draft Tree Protection Plan, James Royston Arboricultural Consultant ref 210904a. These shall be implemented and maintained throughout the construction phase and retained thereafter as required.
Reason: To protect trees in the interests of visual amenity and to accord with the requirements of Policy LP33 of the Local Plan and advice within the National Planning Policy Framework.

13. The development shall be completed in accordance with the soft landscaping specification (MR23-038/101 Rev A, dated 06/04/2023) approved under app no. 2023/90035 and retained thereafter.
Reason: To ensure that there is a well laid out scheme of healthy trees, shrubs and hedges in the interests of amenity and biodiversity and to accord with the Policy LP30 and LP33 of the Kirklees Local Plan and the National Planning Policy Framework.

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

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

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

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed

to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: 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: The approved vehicle parking areas will need be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.
www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

NOTE: The changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07.30 and 18.30 hours, Mondays to Fridays
- 08.00 and 13.00hours, Saturdays

- With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and Specifications Table:

Plan Type	**Reference**	**Revision**	**Date Received**
Plans and details pursuant to 2021/94165			
Existing Site Plan	917.01(00)001	-	03/11/2021
Unit 03 - Ground Floor Plan	917.01(20)P00.03	-	03/11/2021
Unit 4 - Ground Floor Plan	917.01(20)P00.04	-	03/11/2021
Unit 03 - First Floor Plan	917.01(20)P01.03	-	03/11/2021
Unit 04 - First Floor Plan	917.01(20)P01	-	03/11/2021
Design and Access Statement	917.01	-	03/11/2021
Tree Survey	210904	-	03/11/2021
Desk Top Study and Site Investigation Work Report	E21/7885/MD/001	-	03/11/2021
Garage and Footpaths Design Settings	-	-	03/11/2021
Shared Drives Design Settings	-	-	03/11/2021
Unit 03 Elevations	917.01(20)E00.03	-	03/11/2021
Unit 04 Elevations	917.01(20)E00.04	-	03/11/2021
Preliminary Ecological Appraisal	1631	-	26/06/2022
Drainage Feasibility Plan	E21/7885/001	-	03/11/2021
Highways Supporting Statement	-	-	03/11/2021
Large Car Swept Path Analysis	AMA/21177/ATR/002.1	-	21/12/2021
Large Car Swept Path Analysis	AMA/21177/ATR/002.2	-	21/12/2021
Arboricultural Impact Assessment	210904 AIA	-	08/02/2022
Plans and details pursuant to 2023/90035			
Materials and Boundary Wall	101950.01	-	07/03/2023
Specification for Boundary Wall	-	-	16/03/2023
Soft Landscaping Specification	MR23-038/101	A	20/07/2023

Plan Type	Reference	Revision	Date Received
Biodiversity Enhancement Management Plan	2022001.2 revised June 2023	-	04/07/2023
Ground Investigation Report	E21/7885/R001	-	04/01/2023
Road Safety Audit	MAL/WLGRSA 1.2	2	04/01/2023
Surface Treatment Plan	E21/7885/035 A	-	04/01/2023
Kerbing Plan	E21/7885/036	-	04/01/2023
Plans and Details pursuant to 2024/90837			
Plot 1 Elevations	139/02	D	14/06/2024
Floor Plans – Unit 1	139/04	-	20/03/2024
Plot 2 Front and Side Elevations	139/06	C	20/03/2024
Plot 2 Rear and Side Elevations	139/07	C	20/03/2024
Floor Plans – Unit 2	139/09	-	20/03/2024

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 has, 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. Revised drawings were submitted by the applicant's agent which were considered acceptable

Report Date: 18/06/2024