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:	**2024/62/91452/W**
Site Address:	Mole House, 1, Scar Grove, Lockwood, Huddersfield, HD4 6BB
Description:	Erection of outbuilding with shower room to rear with associated access steps, raised platforms and works
Recommending Officer:	Tom Hunt

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: 02-Sep-2024

Officer Report

Site Description

2024/91452 – Mole House, 1, Scar Grove, Lockwood, Huddersfield, HD4 6BB

The application site relates to a corner plot with a two-storey detached house faced in buff render with stone details and a tiled roof. It has a driveway to its side/south elevation which is gated; it appears to have the capacity to provide one off street parking for the property.

Its front/side amenity space is hardsurfaced with raised platforms and stone boundary wall, which alters to a fenced boundary with stone posts to the side adjacent to Lockwood Scar. It has a rear garden with a sharp alteration in ground levels rising from west to east; this is also true of Lockwood Scar which rises steeply from northwest to east. The plot is adjacent to a bus stop offering a frequent bus service. There is a low timber gate installed at the rear facing the highway however it had not been in use as a vehicular access point previously.

The wider area is residential with a tract of wooded land to the northeast separated by the highway.

Description of Proposal

Erection of outbuilding with shower room to rear with associated access steps, raised platforms and works

All figures are in metres and approximate.

It is proposed to have a detached outbuilding with a raised platform sited to the east of the host on elevated ground and to have external steps. Those would have balustrades of 0.8m height. There would be some engineering works to lower the finished ground level of the outbuilding by a range of 20-60cm.

It would be of pitch roof design, 7.9m length and 4.5m width and an overall height of 3.3m and eaves height of 2.4m from a reduced ground level over the existing ground level.

Officer Note: These dimensions and changes in land levels contrast with the previous refusal (details in 'Planning History' section of this report) whereby a building with no change proposed to land levels was refused, having dimensions of 9m x 5.5m (reducing to 3m at the rear) and eaves of 2.4m and ridge of 5.1m.

The proposal the subject of this application would have double doors to the front/northeast elevation and fenestration to its southwest elevation (door and windows facing the host property) with no other openings proposed. This would serve as a playroom with storage and a shower room.

Materials would be stone and tile to match the dwelling. A 1.2m close boarded composite boundary fence to the southeast boundary with no.80 would be erected.

The proposal would entail a level of engineering operations insofar as there would be the creation of steps / level platforms and regrading of land (including lowering land levels within the site).

History of negotiations/amendments received

The case officer considered the application on review and sought amendments to reduce the visual impact of the proposal to achieve a positive determination. The principle of supplying an outbuilding for the private needs of the applicant could be supported however the previous reasons for refusal on visual amenity still needed to be convincingly overcome to be supported overall. The depth of the outbuilding and the ground level was reduced to provide an overall reduced visual impact within its setting.

Officer Note: Between 2021 and April 2023, the Council's visual and aerial survey records indicate that there was considerable, attractive, soft landscaping to the side and front amenity space. The areas are now given over to unauthorised raised platforms, stone walls with metal railings to the front and front/side then fencing with stone wall posts. While the topography is varied with sloping degrees, most of the fencing is over 1m height adjacent to the highway at Lockwood Scar and sections of the stone wall to front are over 1m height adjacent to the highway at Scar Grove.

The applicant had the status of the boundary walls and other authorised works carried out previously queried at validation stage for another application (2024/90105) however wished to submit separate planning applications for this to be regularised.

The fencing adjacent to the highway is treated as unauthorised which means Officers are unable to fully take this into consideration in the assessment.

Relevant Planning History

88/03393	Erection of 1 detached house with garage. *Conditional Full Permission.*
89/03404	Erection of first floor bedroom and bathroom extension to dwelling under construction. *Conditional Full Permission.*
2024/90105	Erection of detached garage and storage area with new access. *Refused.*

Officer note: the previous reasons for refusal related to visual amenity and highway safety for a similar garage/outbuilding on the same location. The fact the proposal does not seek vehicular access is considered to mean reason 2 of this application is not relevant in this case, still relevant to this application, reason 1 states:

> *"The proposal, by virtue of its prominent elevated location, as well as its contrived and incongruous layout and design, would fail to sympathetically relate to existing development within the locality and would appear as a visual intrusion within this location having a harmful impact upon the visual amenities and overall character of the area. The development would therefore be contrary to policies LP2 and LP24 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework."*

Whether this reason has been overcome by the scheme the subject of this application is discussed in more depth within the 'Assessment' section of this report.

Representations

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters, which had a final expiry date of 15/08/2024

One representation have been received Objecting to the scheme; a summary of the comments received is set out below:

- Loss of views
- Loss of light to kitchen window
- Overbearing impact from brick wall

Officer Note: Loss of views a planning material consideration that is afforded little weight in the consideration of this case in this instance given the fact the main outlook from the neighbouring occupier would remain unobsctructed by

the proposal and the setting of the proposal in relation to side openings in the nearest occupier.

Overshadowing, overshadowing and whether the proposal is overbearing is assessed within the 'Residential Amenity' section of the report.

Amended plans were not readvertised as they sought to reduce the scheme did not have a change of description or any additional impacts on residential amenity.

Consultation Responses

Kirklees Accessible Homes – No Comment.

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 land for development on the Kirklees Local Plan.

It is within Bat Alert and Great Crested Newts layers, the Strategic Green Infrastructure Network and close to a Kirklees Wildlife Habitat Network.

It is within High Risk Coal area for development. It is not within an identified risk area for historic gas and landfill.

It is within Flood Zone 1, and has been identified as at risk of local, low level surface water flooding.

Kirklees Local Plan (LP):

- LP 1 – Presumption in favour of sustainable development
- LP 2 – Place shaping
- LP 21 – Highways and access
- LP 22 – Parking
- LP 24 – Design
- LP 28 – Drainage
- LP 30 – Biodiversity & Geodiversity
- LP 31 – Strategic Green Infrastructure Network

Supplementary Planning Guidance and other considerations

- Highways Design Guide SPD
- House Extensions and Alterations SPD (2021)

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th December 2023, 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 12 – Achieving well-designed and beautiful places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment

The following matters are considered in the assessment below –

1) Principle of development
2) Impact on visual amenity
3) Impact on residential amenity
4) Impact on highway safety
5) Other matters – e.g. trees/ecology
6) Representations
7) Conclusion

<u>1 – Principle of development</u>:

1.1 Sustainable Development

Policy LP1 of the Local Plan states that when considering development proposals, the council will take a positive and proactive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

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

Key Design Principles 1 and 2 of the House Extensions and Alterations SPD have been used as a guide in considering the proposal's visual amenity impact on the streetscene and host.

Key Design Principle 1 states that;

"Extensions and alterations to residential properties should be in keeping with the appearance scale design and local character of the area and the street scene"

Key Design Principle 2 states that :

"Extensions should not dominate or be larger than the original house and

should be in keeping with the existing building in terms of scale, materials and detail."

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.

2 –Impact on visual amenity:

In terms of visual amenity, general design considerations are set out in Policy LP02, and LP24 of the Local Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD, and Chapter 12 of the NPPF, which seeks to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, respecting and enhancing the character of the townscape, heritage assets and protect amenity. LP24 also requires extensions to be *"subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details"*.

Paragraph 134 of the NPPF sets out that design guides and codes carry weight in decision making. Of note, Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Relevant to this is the Kirklees House Extensions and Alterations SPD 2021, which aims to ensure future development of extensions and alterations is of high-quality

Paragraphs 5.29-5.30 of the SPD (page 33) set out that "*Outbuildings, such as garden offices, detached garages and granny annexes, can have as much of an impact on the appearance of the building as any other extension. Wherever possible these should reflect the style, shape and architectural features of the existing house and not be detrimental to the space around the building."*

They should be subservient in footprint and scale to the host and garden, be set back behind the host to avoid impact on the streetscene and retain a reasonable amenity space with no more than 50% of the garden space lost. The proposed outbuilding would be faced and tiled in matching materials to the host presenting a harmonised appearance and be set behind the host in accordance with the SPD. The raised platform and boundary fencing would be of limited height and would have ground levels reduced in order to reduce the visual impact of the hardstanding and the building's prominence. Whilst the outbuilding would appear to match the building line of no. 80, its lowered ground level and limited single storey scale would allow the outbuilding to avoid competing unduly with the neighbour and host in terms of prominence and would avoid the appearance of being visually overbearing in order to be

acceptable on balance. This finished ground level is recommended to be subject to condition to limit impact on visual amenity.

The reduced scale of the building and the alterations to its siting / prominence within the site including the amendment to the land levels of the garden is considered to be such that the development has overcome the previous reason for refusal. In addition to land levels, a Condition is recommended to ensure the materials of construction are acceptable and match the host property.

The proposal is therefore regarded as acceptable for permission in this regard as it would not significantly harm the visual amenity of the area and be acceptable and accord with Policy LP02 and LP24 of the Local Plan, the Key Design Principles of the House Extensions and Alterations SPD and Chapter 12 of the NPPF.

<u>3 – Impact on residential amenity</u>:

Section B and C of Policy LP24 of the Kirklees Local Plan 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 135f) of the National Planning Policy Framework 2023 states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Key Design Principle 3 of the Kirklees Householder Extensions and Alterations SPD sets out that extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours. In addition, Key Design Principle 4 notes that extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook. Furthermore, Key Design Principle 5 states that extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property, and recommends that a horizontal 45 degree line from a neighbouring habitable room window is not breached. Key Design Principle 6 states extensions and alterations should not unduly reduce the outlook from a neighbouring property.

The proposed extension are assessed upon whether they would have a detrimental effect on residential amenity, adjoining dwellings or any occupier of adjacent land by way of overshadowing, overbearing or overlooking and also in terms of its design, size and visual amenities. The closest properties to be affected by the development are no. 61 Lockwood Scar (northeast), no. 80 Lockwood Scar (southeast) and no. 3 Scar Grove (southwest).

No. 61 Lockwood Scar

The proposed development would have a frontage facing the neighbour consisting of a double door for its opening. It would be separated by the highway by 21.5m. As such, this single-storey outbuilding would be sited a sufficient distance away from the property so as to prevent undue harm to these properties in terms of loss of light, loss of privacy or overlooking, or the creation of an overbearing effect.

No. 80 Lockwood Scar

The proposed single-storey outbuilding would be positioned 2.6m from the side elevation of no. 80 and be set on lower ground (1.5m) to the neighbour. It would have a boundary fence 1.2m height from no. 80's ground level shown to sit under the neighbouring window's base. The height and massing of the proposal mitigated by its lower ground level, subject to condition requiring the ground levels to be those shown on submitted drawing 715-03RevE the proposal would not significantly impact this neighbour in terms of being unduly overbearing or lead to an unacceptable level of overshadowing / lead to a detrimental loss of outlook to the neighbouring window. In addition, it would have no openings facing this neighbour to lead to overlooking or loss of privacy. Subject to condition the impact of the proposal is considered to be acceptable.

No. 3 Scar Grove

The outbuilding would be windowed only to the northwest elevation facing away from the neighbour's garden and would therefore avoid overlooking and loss of privacy. The raised ground level and platform would not be significantly altered so as to have an additional and excessive impact on overlooking or loss of privacy compared to existing arrangements. The closeness of the outbuilding on raised ground to the no. 3's garden would increase some modest degree of visual closure and overbearing however this effect would be very limited by no. 3's rear elevation windows facing away from the proposed site so as to be minimal on balance. There would be no additional overshadowing effect to this neighbour by reason of its position and distance north of the neighbour.

Future Occupiers

With reference to Key Design Principle 7 of the House Extensions and Alterations SPD, the proposal would retain an adequate amenity space and private amenity space available to future and present occupiers.

The proposal would therefore be in general conformance with LP24b of the Kirklees Local Plan, the Key Design Principles relating to residential amenity of the House Extensions and Alterations SPD and Chapter 12 of the NPPF.

<u>4 – Impact on highway safety</u>:

Turning to highway safety and parking, policies seek to ensure that new developments have an acceptable impact on highway safety and provide sufficient parking.

The proposal is for an outbuilding, not for garaging purposes and therefore this would have a neutral impact on highway safety. Officers note previous concerns attached to an outbuilding on this site to be used for garaging close to a bus stop, additional vehicular manoeuvring and with poor visibility on a main distributor road; for avoidance of doubt, Officer recommend that a condition be placed to have the outbuilding for non-garaging purposes only.

The previous reason for refusal is overcome by this proposal on the basis of the amended nature of the development. In this case the building is no longer seeking to create vehicular access / use the building for vehicular storage.

The proposal would be compliant to Policies LP21 and 22 of the Kirklees Local Plan, Key Design Principles 15 of the House Extensions and Alterations SPD, the KC Highway Design Guide SPD and Chapter 9 of the NPPF.

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

When determining planning applications, the Council will use the relevant Local Plan policies, the NPPF and guidance documents/SPDs to meet targets to achieve net zero carbon emissions. A Climate Change Statement has been supplied. Due to the limited nature of the development proposed, it is not considered that specific mitigation measures are required to facilitate this development.

Drainage

The site is within a low probability Flood Risk Zone and therefore if Officers are so minded to approve the application, a condition would be placed to ensure that the additional parking spaces would be drained sufficiently and/or made permeable in accordance with Policy LP28 of the Kirklees Local Plan and the Highways Design Guide SPD.

Biodiversity and the Strategic Green Infrastructure Network

Whilst considering Biodiversity, Key Design Principles 12 –13 of the House Extensions and Alterations SPD, LP 30 and LP31 of the Kirklees Local Plan is relevant.

Whilst it is acknowledged that the site is located within identified bat alert and a great crested newt areas, the proposals are relatively modest with no removal of habitats for those species and therefore considered unlikely that the proposals would have an impact on the bat and newt population. An informative would be provided however, making the applicant aware that if either protected species are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward.

The small scale of the proposal would be on an existing area of low biodiversity with no impacts to existing vegetation or biodiversity. As such, it is proposed that this would require no additional compensation or mitigation to improve biodiversity to make it acceptable in line with KDP 12-13 of the SPD and LP30 and LP31 of the Kirklees Local Plan.

Contaminated and unstable land

The site is within a High Coal Risk Area and adjacent to a private existing retaining wall structure. It proposes limited groundworks on a steep sloping ground so there is the potential to affect land stability. LP53 of the Kirklees Local Plan and Chapter 15 of the NPPF would be relevant matters to consider with potential impact to the existing residential developments.

The proposed works would not have any reduction of a retaining structure supporting the highway and so would not affect the highway.

It would be a householder application which is designated as of limited potential impact to coal risk and therefore standing advice from the Coal Authority would be to add the relevant Coal Note for the relevant risk area to ensure works are carried out safely.

Officers recommend that a pre-cautionary condition added to advise the applicant/developer of their duties to stop development should any unexpected land contamination be discovered.

In this instance, considering all these matters given the limited amount of development/groundworks, the Local Planning Authority would have regard to

the National Planning Policy Framework (para. 190) setting 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."* Subject to an informative to the Decision to advise the applicants of their private responsibilities to secure a safe development, the proposal would comply with the requirements of Chapter 15 of the NPPF and LP53 of the Kirklees Local Plan.

6 – Representations:

One representation had been received and the relevant planning considerations raised have been considered within the 'Residential Amenity' section of this report.

7 – Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

The proposal has been concluded to have overcome the previous reasons for refusal on the basis of the reduction of the size / scale of the development and the amendment to the nature of the proposed use of the building, with its intended use no longer being to accommodate vehicles.

Recommendation **Approve**

Decision Authorisation - Delegated

Application Number: 2024/91452

Officer Recommendation: Approve

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP21, LP22, LP24, LP28, LP30

and LP31 of the Kirklees Local Plan, Key Design Principles 1-17 of the Council's House Extensions & Alterations Supplementary Planning Document, and Policies within Chapters 2, 4, 12, 14 and 15 of the National Planning Policy Framework

3. The external walls and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.
Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

4. The proposed ground and finished floor levels of the development hereby approved shall be in accordance with details as shown on drawing no. 715-03 Revision: E. The development shall not be brought into use until the finished floor / ground levels have been completed in accordance with details as shown on drawing no. 715-03 Revision: E which shall be retained thereafter.
Reason: In the interests of residential amenity and to accord with Policy LP02 and LP24 of the Kirklees Local Plan, Key Design Principles 4, 5 and 6 of the House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

5. Notwithstanding the provisions of section 55(2)(a)(i) of the Town and Country Planning Act 1990 (or any statute or order revoking or re-enacting that Act with or without modification) the outbuilding hereby approved as shown drawing no. '715-01' Revision E shall not be used for the garaging of motor vehicles.
Reason: In the interests of highway safety and to achieve a satisfactory layout and to accord with Policy LP21 and LP22 of the Kirklees Local Plan, the Highways Design Guide SPD and Chapter 9 of the National Planning Policy Framework.

6. Notwithstanding the submitted plans, planning permission is not permitted with regard to the 1.8m height from ground boundary fence shown adjacent to the highway as shown on drawing 715-01, revision E, within the proposed west side elevations.
Reason: For the avoidance of doubt as to what is being permitted to this corner plot site and to accord with Policies LP02, LP21, LP22 and LP24 of the Kirklees Local Plan, the Highways Design Guide SPD, and Chapters 2, 4, 9 and 12 of the National Planning Policy Framework.

7. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, 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. Groundworks in the affected area shall not recommence until either

(a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or
(b) the Local Planning Authority has confirmed in writing that remediation measures are not required.

The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, No part of the site shall be brought into use until such time as the site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.
Reason: To ensure public safety and to comply with LP53 of the Kirklees Local Plan and Chapter 15 of the NPPF.

FOOTNOTE: 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.

FOOTNOTE: In relation to the groundworks, where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

FOOTNOTE: Whilst the grant of planning permission is given, the applicant should be aware that Planning Permission does not override legal covenants on properties or Private Rights of Way as these private matters fall outside the remit of the Local Planning Authority. Applicants are reminded that they ensure that the relevant land ownership should be respected and that that the works carried out is lawful.

FOOTNOTE: The site is located within the Kirklees Bat Alert Layer and Great Crested Newt recorded area and there is an increased potential for harm to those protected species through development contrary to legislation. If either

bats or newts are discovered on site, development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan.	715-00.	B	19/06/2024
Proposed Block Plan	715-04	E	02/09/2024
Proposed Elevation and Floor Plans	715-01.	E	30/08/2024
Proposed Topographical Sections.	711-03.	E	30/08/2024
Climate Change Statement	-	-	19/06/2024

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 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. The case officer undertook negotiations with the applicant to secure amended plans to ensure the scheme minimised the impact on visual amenity and residential amenity.

Report Dated: 02/09/2024