

**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: | 2024/62/91593/W |
| Site Address: | 410, Birkby Road, Birkby, Huddersfield, HD2 2DN |
| Description: | Erection of detached outbuilding |
| Recommending Officer: | John Holmes |

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 15 August 2024

Officer Report – 2024/91593

Site Description

The application site is within the grounds of 410 Birkby Road which is in the process of being re developed. A bank of protected trees is located to the east of no. 410 with further protected trees to the north and west. Access is taken from a private drive that leads to Birkby Road that serves a number of other dwellings.

The specific location of the proposed development is a part of the site which is adjacent to the southern boundary.

Surrounding the site to the south is a church and associated car park, to the east the rear of properties off Valley Head, a residential cul de sac. To the west is the housing allocation HS35 and the existing dwellings off Westward Croft. To the north is a protected woodland. Stone is the predominant construction material in the local area and detached dwellings the most common form of property type.

Description of Proposal

The Scheme

The applicant is seeking permission for the erection of a detached outbuilding.

The proposed outbuilding would be 6m x 5m in footprint, 2.5m in height to the eaves and 3.7m in height to the topmost part of the roof. The garage would be of a gable roof design with a vehicular access door in the eastern elevation facing the access to the site and pedestrian door and window in the northern elevation facing the host property.

The garage would be a distance of 5m from protected trees as identified on the submitted site plan (drawing 01revA).

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:

- Design and Access Statement

During the course of the assessment of the application, the following additional/amended plans/information was submitted for consideration:

- Email dated 19th July

Within an email dated 19th July the applicants' agent sets out that one of the statements made third party representations sets out that a tree was illegally

felled on the approximate site of the proposed outbuilding. The applicants' agent goes on to state they consider the statement is incorrect on the basis that the applicant gained permission to have this tree felled in 2021 due to its condition.

The submitted block plan (drawing 01) was updated (drawing 01RevA) to reflect the fact that an area of parking which does not benefit from consent was included upon drawing 01 and drawing 01revA reflects the intention to undertake parking on the site in the area as consented by the previous permission(s) at the site.

Given drawing 01RevA shows the outbuilding in the same location as shown on drawing 01, it is not considered necessary that drawing 01revA is the subject of further publication.

Relevant Planning History

For completeness, the planning history for this site is listed as follows:

2023/93713 – Demolition of garage/office and erection of new building to form annexe and associated operations to form retaining walls associated with 410 Birkby Road, Birkby, Huddersfield, HD2 2DN (retrospective) – **Granted Conditional Full Permission** on 9th April 2024

2022/90191 – Extension and alterations to existing garage / office building to create dwelling forming annexe associated with 410, Birkby Road, Birkby, Huddersfield, HD2 2DN – **Granted Conditional Full Permission** on 22nd April 2022

2022/92185 – Variation condition 2 (plans list) on previous permission 2021/91239 for demolition of existing dwellings and garage and erection of two detached dwellings, amending the design of the windows, including garage space as a habitable room, insertion of roof lights to the northern elevation and incorporation of second floor within the roof space – **Approved** 23rd September 2022

2022/90191 – Extension and alterations to existing garage / office building to create dwelling forming annexe associated with 410, Birkby Road, Birkby, Huddersfield, HD2 2DN – **Approved** 22nd April 2022

2021/91239 – Demolition of existing dwellings and garage and erection of two detached dwellings – **Approved** 16th September 2021

2021/90191 – Erection of extension and conversion of 1 dwelling to form 2 dwellings with associated parking – **Approved** 3rd August 2022

It is considered that older planning history for the site is of little relevance as this relates to planning history associated with the site prior to its development as listed above which has subsequently been implemented.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (July 2015).

The application has been publicised on the Council's website and by neighbour notification letter. The final expiry date of the publicity period was the 29th July 2024.

Letters of Objection

Seven objections have been received to this proposal. The received objections are summarised as follows: -

- The proposed safe store/ outbuilding falls within the area hatched red in the site plan for planning application 2013/93405 which was subject to condition requiring no works to take place to ensure protection of trees.
- The Tree Officer must have cognisance of consent 2013/93405 when providing their input in relation to this proposal.
- This is the eighth planning application for the 410/412 site since March 2021
- Building work has been ongoing for the nearly 3 years
- The building density on the plot of 410 Birkby Road has increased significantly due to the size of the new house, which has a much greater height, volume and presence than the one demolished (which was a bungalow)
- The plot has been developed to a much greater extent than when the original buildings were there and has needed increased capacity in terms of services provided.
- The proposal appears to be to serve the annexe
- What is being created is a double garage to go with the additional large detached annex, effectively a large 2 bedroomed house
- Much of the green space has been filled in and, either has been, or will be covered with concrete, paving or tarmac
- Hardstanding is being created at the site which was prevented from being developed upon within the 2013 application and was not shown as being developed for hard standing within the plans for the redevelopment of the site the subject of consents since 2021.
- There is some sort of structure to the north of the house by the steps in the garden

- The application form states there are no trees on the site, but there are numerous protected trees on the site.
- Had all of the changes the subject of applications since 2021 been included in the original application, it is unlikely that it would have been approved because of the enormity of the scale of development compared to the existing bungalow and garage
- Construction noise, dust and disturbance has been ongoing for 33 months
- When will applications stop, particularly in light of the fact permitted development rights were removed many years ago.
- Seems to have been little point removing permitted development rights given the piecemeal additions the subject of subsequent applications.
- The driveway is not owned solely by the applicant.
- The proposal will see more cars / traffic and the drive is unable to cope with the increase. The proposal is contrary to council rules in this regard
- A tree has been illegally removed, and should be replaced in the location of the proposed garage
- Trees which are the subject of TPO have started to fail
- Potential for trees which appear to be in poor condition to fall on neighbouring properties
- Recent excavation work in the ground areas adjacent to these trees may have had additional impact on the condition of their roots
- Site does not comply with fire regulations relating to access for emergency vehicles
- Proposal is contrary to the well being of the community, TPO restrictions and fire restrictions
- There is ample space within the existing built form upon the site to accommodate the proposal
- Garden furniture does not necessarily need to be stored internally
- Disability equipment associated with the proposal and intended to be stored within would most likely need to be stored within the living accommodation.
- Access to the site has been blocked as a result of the construction works
- 406 Birkby Road owns the eastern half of the access to the site.

Consultation Responses

The following consultations have been undertaken for this application with the summarised responses listed below.

KC Trees – Initial response, requested arboricultural report. Following further discussion they have confirmed they have no objection to the siting of the proposed garage.

The responses of the above consultees are discussed in greater length within the 'Assessment' section of this report.

Allocation and 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 LP Policies Map.

- **LP1** – Presumption in favour of sustainable development
- **LP2** – Place shaping
- **LP3** – Location of new development
- **LP21** – Highway safety and access
- **LP22** – Parking Provision
- **LP24** – Design
- **LP30** – Biodiversity and Geodiversity
- **LP33** – Trees

Supplementary Planning Documents (SPDs)

- House Extensions and Alterations SPD

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 July 2021, 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 places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Legislation

- The Town & Country Planning Act 1990 (as amended).
- The Planning and Compulsory Purchase Act 2004.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon the character and appearance of the area
2. Impact upon residential amenity
3. Impact upon highway safety
4. Climate Change
5. Other matters
 - *Ecology*
 - *Trees*
6. Representations
7. Conclusion

1 – Principle of Development

The site is without notation on the Kirklees Local Plan (KLP).

Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in chapter 2 of the National Planning Policy Framework.

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”.

On the basis the development has an acceptable impact upon visual amenity, residential amenity and access / highway safety considerations, as well as all other relevant considerations, the principle of development is considered to be acceptable in this case.

2 – Impact on character and appearance of the area

General design considerations are set out in Policy LP24 of the 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. The House Extensions and Alterations SPD needs to be considered as it forms an annex to the main dwellinghouse, Key Design Principles 1 and 2 are relevant which state:

- Principle 1 – 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.”
- Principle 2 – 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.”

Section 5.6 specifically covers outbuildings advising that outbuildings can have the same impact as any other extension and therefore they need to be carefully designed, setting out that outbuildings should normally:

- be subservient in footprint and scale to the original building and its garden taking into account other extensions and existing outbuildings;
- be set back behind the building line of the original building so that they do not impact on the street scene; and
- preserve a reasonable private amenity space appropriate to the potential number of occupants of the house and follow a general principle that no more than 50% of garden space should be lost.

The proposal is to the south eastern part of the site, adjacent to the entrance of the site which is taken from a private driveway. The private drive is serves properties characterised by a mix of house type and design and set within generous grounds. Detached garage buildings are a characteristics of the properties accessed from the private drive.

The site is at the end of the drive, and visibility of the site from public vantage points is minimal. Notwithstanding this point it is noted the proposal would not

fully accord with all of the criteria set out within the Council's adopted House Extensions and Alterations SPD. In particular the proposal would not be set back behind the building line of the original building so that they do not impact on the street scene.

It is noted that in this locality, this is a characteristic of other detached garage structures. Notwithstanding this point, it is noted that there would be limited visibility of the site and garage structure in particular from the private drive. As such it is considered that a refusal of permission on visual grounds could not be substantiated in this case on the basis it did not meet the aforementioned criterion of section 5.6 of the SPD.

The building, in the context of the site, is subservient in terms of its size, scale and design. Again, the extent of the grounds lead to the conclusion the development does not lead to an overdevelopment of the site with significant levels of amenity space remaining for the occupiers of the site.

It is recommended that any grant of permission is subject to condition requiring the materials of construction of the garage to match those used in the construction of no.410.

It is therefore concluded that, on the basis of inclusion of the recommended condition, the proposal meets the requirements of the aforementioned policies and is acceptable in terms of visual impact.

3. Impact on Residential Amenity

The impact of the proposal on the amenity of surrounding properties and future occupiers of the dwellings needs to be considered in relation to Policy LP24 of the Local Plan which seeks to "*provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings.*"

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposals impact on residential amenity, which state:

- Principle 3 - that "extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours."
- Principle 4 - 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."
- Principle 5 - that "extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property."

- Principle 6 - that "extensions and alterations should not unduly reduce the outlook from a neighbouring property."
- Principle 7 - that "extensions and alterations should ensure an appropriately sized and useable area of private outdoor space is retained. Normally at least half the garden area should be retained as part of the proposals."

The size, scale and siting of the building is such that it is not considered to lead to a significant level of overshadowing or be unduly oppressive / overbearing to neighbouring occupiers. Furthermore, the proposal is considered to be at a distance from neighbouring properties which is such that it would not lead to significant levels of overlooking from occurring.

Given the extent of amenity space which would remain it is considered the proposal would be acceptable in this regard.

It is noted the intention is for the outbuilding to be used for storage (an incidental use), and that unless a condition is in place on any grant of permission it could be used for purposes not just incidental to the host property, but also use(s) which are ancillary (such as a games room for example). In this case, given the distance of the building from neighbouring occupiers, and the scale of the building the subject of this application, it is not considered necessary to restrict how the building is used given it is within the curtilage of no.410.

It is therefore considered that the proposal is acceptable with regard to the aforementioned policies and would have an acceptable impact upon the residential amenity of neighbouring occupiers and the occupiers of the host property.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

Contractors parking is raised in third party representations, in relation to causing a hazard to access and highway safety. As this relates to wider development of the site and the fact the development the subject of this application is largely completed it is considered it would be unreasonable of the LPA to require a construction management scheme to be submitted as part of this application.

The site benefits from substantial off-street parking and whilst the development would provide an outbuilding which may be used to

accommodate a vehicle, it is not considered to be a requirement that this is how the outbuilding is used, given the extent of other areas which are available to allow for parking of vehicles to be accommodated.

It is therefore considered the development is acceptable in this regard, meeting the requirements of the aforementioned policies.

5. 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.

Considering the scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

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.

The use of the building and scale of the building is such that it is considered it would be unreasonable of the LPA to require a scheme of renewable energy technologies to be incorporated as part of the development. As such the proposal is considered acceptable in this regard.

6. Other Matters

Ecology

Paragraphs 180, 186, 187 and 188 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

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

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

Given the scale and nature of the proposal it is not considered reasonable of the LPA to insist upon a scheme of measures to require the incorporation of biodiversity enhancement as part of the development in this case. As such the proposal is considered to be acceptable in this case, having regard to the aforementioned policies.

Trees

The site is located adjacent to a number of protected trees and the application has been assessed by the Council's Arboriculturist and assessed in relation to Policy LP33 of the KLP which seeks to retain mature and protected trees.

The Council's Arboriculturist initially requested the submission of a tree survey as part of the application. The applicants' agent provided photographs and statement which set out that the proposal was within a part of the site sufficient distance from protected trees to ensure it would not have a detrimental impact upon them.

Following a visit to the site, and further discussion with the Council's Arboriculturist it is considered the siting of the garage is such that it would not lead to a detrimental impact upon trees.

It is noted that within the representations received, reference is made to a tree which was removed. The reference in the third party representations sets out it was removed illegally. This tree has been removed as part of previously consented development at the site and the consideration as to whether its removal necessitated a replacement tree planting elsewhere within the site was a matter the subject of the previously consented development and it is not considered reasonable for that matter to now be revisited by the LPA as part of this application.

As such it is concluded that the siting of the garage is such that it is not in an area requiring a tree to be replanted, and it is not in an area that would detrimentally impact upon existing trees. Therefore the proposal is considered to be acceptable having regard to policy LP33 of the KLP.

7. Representations

The third party representations which have been received are addressed as follows:

- The proposed safe store/ outbuilding falls within the area hatched red in the site plan for planning application 2013/93405 which was subject

to condition requiring no works to take place to ensure protection of trees.

- The Tree Officer must have cognisance of consent 2013/93405 when providing their input in relation to this proposal.
- A tree has been illegally removed, and should be replaced in the location of the proposed garage

Officer Response: This is addressed in section 6 of this report.

- This is the eighth planning application for the 410/412 site since March 2021
- Building work has been ongoing for the nearly 3 years
- The building density on the plot of 410 Birkby Road has increased significantly due to the size of the new house, which has a much greater height, volume and presence than the one demolished (which was a bungalow)
- The plot has been developed to a much greater extent than when the original buildings were there and has needed increased capacity in terms of services provided.
- The proposal appears to be to serve the annexe
- What is being created is a double garage to go with the additional large detached annex, effectively a large 2 bedroomed house

Officer Response: These points are noted, the application is assessed on the basis of its own merits and the submitted scheme.

- Much of the green space has been filled in and, either has been, or will be covered with concrete, paving or tarmac
- Hardstanding is being created at the site which was prevented from being developed upon within the 2013 application and was not shown as being developed for hard standing within the plans for the redevelopment of the site the subject of consents since 2021.
- There is some sort of structure to the north of the house by the steps in the garden

Officer Response: These matters cannot be afforded significant weight as a consideration that is material to the determination of this application given the description of development relates to 'Erection of detached outbuilding' and any other works undertaken at site would either need to benefit from an existing consent or seek separate consent under another application if it transpires such works do, in fact, require permission.

Officer Response: This matter cannot be afforded significant weight as a consideration that is material to the determination of this application given the description of development relates to 'Erection of detached outbuilding'

- The application form states there are no trees on the site, but there are numerous protected trees on the site.

Officer Response: Whilst it is noted this has been ticked, it is considered there is sufficient information available to allow the LPA to determine this application. Furthermore, it is noted no trees are upon the section of the site where the development proposal would be sited.

- Had all of the changes the subject of applications since 2021 been included in the original application, it is unlikely that it would have been approved because of the enormity of the scale of development compared to the existing bungalow and garage

Officer Response: This application is assessed on the basis of its own merits taking account of the planning history.

- Construction noise, dust and disturbance has been ongoing for 33 months

Officer Response: The impact of the proposal in terms of construction noise / dust and the accessing of the site by construction vehicles is such that it is considered it would be unreasonable of the LPA to insist upon a scheme measures to control noise / dust emissions in this case given the scale of the development proposal.

- When will applications stop, particularly in light of the fact permitted development rights were removed many years ago.
- Seems to have been little point removing permitted development rights given the piecemeal additions the subject of subsequent applications.

Officer Response: The removal of permission development rights allows the LPA to control further development at the site, and is also in light of the significant additions potentially permitted by such rights in relation to development of the dwelling. It is noted regardless of whether permitted development rights were in place or not, planning permission would be required for the proposal.

There is no power(s) in relation to restriction, in law, of applications which can be submitted that the LPA could exercise in this case in relation to the number of planning applications which can be submitted at the site given the applications differ from previous application(s).

- The driveway is not owned solely by the applicant.

Officer Response: Notice has been served on other land owners, and certificate B of the application form signed. The initially submitted application form incorrectly signed certificate A (stating all the application site was in the applicant's ownership). As such an accurate certificate of ownership was signed and submitted. Notice was served on neighbours at the time of the submission of the application.

- The proposal will see more cars / traffic and the drive is unable to cope with the increase. The proposal is contrary to council rules in this regard

Officer Response: This is addressed in section 4 of this report.

- Trees which are the subject of TPO have started to fail
- Potential for trees which appear to be in poor condition to fall on neighbouring properties
- Recent excavation work in the ground areas adjacent to these trees may have had additional impact on the condition of their roots

Officer Response: Given the nature of the proposal, for a detached outbuilding, it is considered these matters can be afforded little weight as being considerations relevant to the determination of this application.

- Site does not comply with fire regulations relating to access for emergency vehicles

Officer Response: The impact of the proposal upon the ability of a fire tender or other emergency vehicle to access the site and undertake a turning manoeuvre is not considered to be so significant that it would constitute a reason to refuse permission in this case.

- Proposal is contrary to the well being of the community, TPO restrictions and fire restrictions

Officer Response: The impact of a detached outbuilding is not considered to be of such detriment to the well being of the wider community that a refusal of permission could be substantiated on such a basis.

- There is ample space within the existing built form upon the site to accommodate the proposal
- Garden furniture does not necessarily need to be stored internally

- Disability equipment associated with the proposal and intended to be stored within would most likely need to be stored within the living accommodation.

Officer Response: This application is assessed on the basis of the submitted detail(s) and is considered against the relevant local / national planning policies and legislation.

- Access to the site has been blocked as a result of the construction works

Officer Response: The blocking of an access is a police matter for which separate powers are available to enable enforcement action to be undertaken. As such it is considered little weight can be afforded this as a consideration that is material to the determination of this case.

8. 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, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation

APPROVE

Decision Authorisation: Delegated Powers

Application Number: 2024/91593

Officer Recommendation: Conditional Full Permission

Conditions

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 (as amended).

1. 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 of the Kirklees

Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

2. Notwithstanding the submitted plans, the external walls and roofing materials of the development hereby approved shall in all respects match those used in the construction of 410 Birkby Road, Birkby, Huddersfield, HD2 2DN and be retained thereafter.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

| Plan / Document Type | Reference | Version | Date Received |
|-------------------------------|-----------|---------|------------------------------|
| Application form | | | 4 th June 2024 |
| Location Plan | | | 4 th June 2024 |
| Block Plan | | | 4 th June 2024 |
| Site Plan | 01 | REVA | 12 th August 2024 |
| Proposed Plans and Elevations | 02 | | 4 th June 2024 |
| Design and Access Statement | | | 6 th June 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. Certificate B of the application form was submitted during the course of the application.

Report Dated: 9th August 2024

Coal – low

