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:	**2024/62/91896/W**
Site Address:	47, Park Road, Crosland Moor, Huddersfield, HD4 5DB
Description:	Raising of roof height to provide first floor living accommodation and erection of extensions and alerations
Recommending Officer:	Laura Yeadon

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.

Emma Thompson

AUTHORISED OFFICER

Date: 31-Oct-2024

Officer Report

Website

Site Description

47 Park Road is a detached bungalow located on the corner of Park Road and Everard Street within an area without notation on the Kirklees Local Plan. The property is finished with a cream render and has a rosemary tiled roof form. The property is finished with a red roof tile and has landscaped amenity space to the front and side. Vehicular access to the property is off Everard Street in the form of a driveway leading to a detached pre-fabricated garage.

The adjacent properties to south on Park Road are traditional two storey stone constructed detached properties and directly to the west on Everard Street is a stone constructed terraced row. On the opposite side of Everard Street is No. 55 Park Road which is also a bungalow set within a corner plot which is constructed from stone.

Description of Proposal

The application is for the raising of the roof height to provide first floor living accommodation and the erection of extension and alterations.

The application has been submitted following the refusal of previous applications to extend the property which include the following:

2023/92671 – Raising of roof and eaves to create first floor and new roof with rooms within the roof space, single storey extension to front, side ad rea, dormers to rear roof space and associated external alterations and widened existing access from Everard Street – refused for the following reasons:

1.The proposal's significant quantum of development, with a building line forward of Everard Street, would visually dominate the prominent and limited size of the corner plot and would result in an overdevelopment of the site. Its proposed unsympathetic design and fenestration would have a substantial loss of the original host's character and appearance and would fail to appear visually integrated within its locality leading to detrimental harm to the visual amenities of the host and streetscene. The proposal is therefore contrary to Policies LP02 and LP24a) and b) of the Kirklees Local Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD and policy contained within Chapter 12 of the NPPF.

2. The proposal would lead to unacceptable impacts on residential amenity for present and future occupiers of no 47 as a result of the reduction in outdoor amenity space coupled with the intensified occupancy. The proposal would be contrary to LP24b) of the Kirklees Local Plan, Key Design Principle 7 of the

House Extensions and Alterations SPD, and paragraph 135f) of Chapter 12 of the NPPF.

2024/91097 – Demolition of existing garage, erection of singles storey front and rear extensions and extension to form first floor – refused for the following reasons:

1. By virtue of the scale, siting, form, and architectural features, the proposed development would fail to respect the original character and design of the host and would appear as a dominant, discordant and dominant feature on a prominent corner plot. Furthermore, due to the design and detail, the proposed structure would appear visually incongruous within the streetscene, harming the visual character and appearance of the wider area. To approve the development would cause harm to visual amenity, in breach of the aims and objectives of Policies LP02 and LP24a) and b) of the Kirklees Local Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD and Government guidance contained within Chapter 12 of the National Planning Policy Framework.

2. The proposal would lead to unacceptable impacts on residential amenity for present and future occupiers of no 47 as a result of not providing an useable and proportionate private outside amenity space for the level of proposed intensified occupancy. The proposal would be contrary to LP24b) of the Kirklees Local Plan, Key Design Principle 7 of the House Extensions and Alterations SPD, and paragraph 135f) of Chapter 12 of the National Planning Policy Framework.

This current application seeks to overcome the previous reasons for refusal.

The submitted application form lists the works as comprising of:

1. Build a single storey extension to the front with a lean-to roof
1. Build a first floor extension with a pitched roof. Retain and reuse same red double roman tiles. First floor extension gable eaves details to both sides to match existing character of gable eaves details
2. Retain and apply existing character of wall finish (rendered walls with scattered random stone) to Everard Street side wall
3. All new windows and external doors to have natural stone headers and cills so as to retain existing character of the windows

It is also noted from the plans that it is proposed that the existing outrigger to the rear elevation would be enlarged.

Single storey front extension

It is proposed that a front extension would span the full front elevation of the property projecting 1.5 metres from the front elevation with a lean-to roof. The eaves height would be 2.9m rising to an overall height of 3.8m to the ridge of the roof.

First floor extension

It is proposed that a full first floor would be added to the property. The eaves height would be raised from 2.8m to 5.5m and the roof ridge would be raised from 6.8m to 8.4m.

Rear extension

The existing single storey rear extension would involve the demolition of the existing outrigger. The replacement extension would lie flush with the side elevation of the property facing Everard Street and would project 3.6m having a width of 4.1m with an overall flat roof height of 2.6 metres with a roof lantern above.

Alterations

Additional windows are proposed within the property to provide the first floor accommodation with some altered fenestration at ground floor.

It is also proposed that the driveway to the rear of the property would be widened from 3m to 4.5m.

The submitted plans indicate that the property would be finished in breeze block with a K render finish with the side elevation facing Everard Street retaining and incorporating scattered stones to the finish. The roof would be red double roman tiles which would be reused from the existing property.

History of negotiations/amendments received

No negotiations have taken place with the applicant/agent due to the application being acceptable in its submitted format.

Relevant Planning History

2023/92671 Raising of roof and eaves of the dwelling to create first floor and new roof with rooms within the roof space, single storey extension to front, side and rear, dormers to rear roof space, and associated external alterations and widened existing access from Everard Street

Refused

2024/91097 Demolition of existing garage, erection of single storey front and rear extensions and extension to form first floor

Refused

Representations

We are currently undertaking the legal 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.

Final publicity date expired 10th October 2024 – no representations received

Parish/ Town Council – not applicable

Consultation Responses

None required

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 without notation and within an area of low risk from former coal mining within the Kirklees Local Plan. Park Road is a classified C road (C400).

Kirklees Local Plan:

- **LP 1**– Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways safety
- **LP 22** - Parking
- **LP 24** – Design
- **LP 51** – Protection and Improvement of Local Air Quality
- **LP 53** – Contaminate and unstable land

Supplementary Planning Documents:

- 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 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 & coastal change.

Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Assessment

The following matters are considered in the assessment below –

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

1 – Principle of development:

The site is without notation on the Kirklees Local Plan. Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

"The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area."

Policy LP2 of the Kirklees Local Plan sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

In terms of extending and making alterations to a property Policy LP24 of the Kirklees Local Plan will be used to assess, in conjunction with Chapter 12 of the National Planning Policy Framework regarding design, including the adopted Kirklees Supplementary Planning Document on House Extensions (SPD).

Within the adopted SPD, Key Design Principles 1 and 2 are relevant to the consideration of the principle of the development & visual amenity and are considered within the following report. These policies state the following:

- 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.”

With specific regard to the House Extensions and Alterations SPD the other key designs principles for consideration are:

- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 9: Construction materials
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

With specific regard to the proposed development the SPD states that in terms of front and rear extensions, works to bungalows and works to properties within corner plots the SPD states:

Front Extensions

The SPD also clearly refers to front extensions in section 5.2 and the potential impact they could have on the character of the area and visual amenity. The SPD advises that front extensions will not normally be supported unless:

- The house is set well back from the pavement or is well screened; and
- The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area; and
- The materials and design match the existing features of the original house; and
- The extension would not unreasonably affect the neighbouring properties.

Single storey rear extensions

Section 5.6 of the SPD specifically refers to single storey rear extension which should:

- be in keeping with the scale and style of the original house
- not normally cover more than half the total area around the original house (including previous extensions and outbuildings);

- not exceed 4 metres in height; not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;
- where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

Bungalows

Sub-paragraph 5.31 of the SPD states that *'careful consideration should be given to two storey and first floor extensions to bungalows. These can cause a negative impact on the street scene and character of the area through changing the height, rhythm or form of a roof in relation to the rest of the street scene.*

Sub-paragraph 5.32 continues that *'Increasing the height of the property by amending the roof pitch or eaves height will significantly alter the character and proportions of the building and will impact on the surrounding street scene ad is usually unacceptable where the roof pitches and heights in the street scene area consistent.'*

Corner plots

Sub-paragraph 5.23 relates specifically to side extensions on corner plots. It is not proposed to extend the side of the property in this case and is therefore not relevant to the proposed works.

The above listed policies and guidance within the SPD are taken into account within sections below of this report.

2 – Impact on visual amenity:

Policy LP24 of Kirklees Local Plan and Chapter 12 of the NPPF set out that development should be of an acceptable design. Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Permission is sought to raise the roof height of the property to provide first floor living accommodation and the erection of extensions and alterations to the property. The extension proposed include a front and rear extension. As detailed above, the proposed works seek to overcome the previous reasons for refusal of the application from application 2024/91097.

In terms of reason 1 for refusal which raised concerns regarding scale siting and form of works failing to respect the character of the host property which would result in a dominant and discordant feature within the street scene, the

proposal has been altered from the previous submission with the main differences between the current scheme being:

a) front extension reduced in projection by 0.5m
a) width of the rear extension being significantly reduced
b) width of the proposed driveway opening reduced

The proposed front extension would be set back from the pavement and would be subservient to the host dwelling by virtue of being single storey in height against the backdrop of the extended two story dwelling. The projection of this extension has been reduced from its previous submission by 0.5m. The previous Officer Report cited that in terms of the visual impact of the front extension due to spanning the full width of the property and that it would visually unbalance the appearance of the host property and No. 55 which is also a bungalow. Whilst acknowledging this, there is a degree of separation with No. 55 due to the presence of Everard Street itself. It is also noted that there are various projections to the front of properties within Park Road including bay windows and canopy's of varying styles and appearance. Therefore, it is considered that as proposed, with the reduction to the projection from the previous scheme, this element of the proposal is acceptable.

With regards to the proposed rear extension, this has been significantly reduced from the previous submission. The width of the rear extension has been reduced from being the full width of the rear elevation to being a limited width of 4.1m which is 5.6m in width less than the previous proposal. In terms of the requirements of the SPD, the extension would be in keeping with the original building by being single storey with a limited width which would replace the existing outrigger and porch, would not exceed 4 metres in height, would not project more than 4 metres from the original rear wall of the property and would retain gaps of more than 1 metre between the extension and adjacent boundaries. Therefore, this element of the scheme is also compliant with the adopted SPD.

With regards to raising the roof height of the property, concerns regarding this were detailed in the previous Officer Report which stated that…*"" In the absence of a street scene plan it is difficult to assess how the development would relate to neighbouring properties. It is noted that the neighbouring dwellings are two storey and as such some increase in height could be supported should it be demonstrated that the increase in proportions of the building sits comfortably within the street scene (as required at 5.32 of the SPD)."*

As part of the submission of this application, a street scene elevational drawing has been submitted to seek to overcome the previous concerns outlined above. The street scene drawing indicates that the overall height of the property, as extended, would have a comparable height to the adjacent bungalow on the opposite side of Everard Street and would have a roof ridge that would be relative to the ridge of the chimney stack on No. 55. It also demonstrates that the roof ridge of the extended property would be set below

the ridge of the immediate adjacent dwelling No. 45 Park Road by approximately 3 metres ensuring that the works to raise the roof do not over dominate the street scene or appear incongruous.

The proposed construction materials would match the existing and whilst the rendered property would be prominent within the street scene due to its corner plot location, it is not considered that the harm from the use of the proposed materials would be so significant that there would be sufficient grounds to refuse the scheme based on the finishing materials. This is further reasoned as the property is not a listed building, nor is it within a Conservation Area.

It is therefore considered that taking into account all the above, along with the previous refusals of permission at the site and the amendments made as part of this submission, that the proposed works have sufficiently overcome the previous reason 1 for refusal of planning permission from the previous refusal of permission.

The extensions are considered to relate satisfactorily to the host building and have an acceptable impact on visual amenity, in accordance with the requirements of policies LP1, LP2 & LP24 of the Kirklees Local Plan, having regard to principles 1, 2, 7 and 9 of the Supplementary Planning Document on House Extensions (SPD) and policies within Chapter 12 of the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

Impact on No. 55 Park Road

This property is located adjacent to the application site and also fronts Park Road. A driveway separates the 2 no. properties with a separation distance of approximately 3 metres due to the driveway to No. 55. There are two windows within the side elevation of No. 55 which face the application and, in line with the previous assessment of the proposal, as the ridge of the application site is set back past the neighbouring windows the proposed heightening of the roof would lead to a limited loss of outlook due to the bulk and massing being set back, past these windows. It is also considered, in line with the previous assessment that due to the orientation of the application site in relation to No. 45, as no new window are proposed within the side elevation of No. 45 or within the proposed front and rear elevations of the extensions that there would be no additional harm from loss of privacy to the occupants of this dwelling.

Impact on No. 11 Everard Street

This property sits to south-west of the application site with a side elevation facing the rear elevation of No. 45. The properties are separated by the driveways to both properties. There is an existing window within the side elevation of o. 11 which faces the rear of the application site which appears to be a secondary opening due to its positioning within the elevation. as previously considered, due to the first floor openings being to bedrooms and bathrooms, the bathroom windows would be obscurely glazed and the bedroom windows would be at an oblique angle and therefore, on balance, in terms of overlooking, the impact would be acceptable. Due to the separation distance between the two dwellings, it is not considered that there would be a significant impact on No. 11 in terms of overshadowing and/or being overbearing.

Impact on 55 Park Road

This property is separated from the side elevation of the application site by more than the prescribed separation distance of 21 metres within the SPD. Therefore, is not anticipated that there would be any significant undue harm to the occupiers of this property in terms of amenity

Other neighbouring properties

As previously cited, it considered that the proposed development would be sited a sufficient distance away from any other neighbouring properties not referred to above 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.

Future occupiers of the application site

Reason 2 of the previous refusal was as follows:

2. The proposal would lead to unacceptable impacts on residential amenity for present and future occupiers of no 47 as a result of not providing an useable and proportionate private outside amenity space for the level of proposed intensified occupancy. The proposal would be contrary to LP24b) of the Kirklees Local Plan, Key Design Principle 7 of the House Extensions and Alterations SPD, and paragraph 135f) of Chapter 12 of the NPPF.

Key Design Principle 7 of the SPD states 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.”*

As part of the previous proposal it was proposed that a larger rear extension albeit with the removal of the garage. As part of this application, the garage would be retained and the rear extension is significantly reduced.

Concerns were previously raised that the limited outdoor private amenity space would be eroded and there would be limited remaining amenity space which could result in pressure to create additional space provision by enclosing the site with high boundary treatment which would introduce concerns in relation to the visual impact of the scheme.

However, taking into account that existing front and side amenity areas with the significant reduction to the rear extension and that the boundary treatment to the road facing elevations would be limited to a height of 1 metre (permitted development) it is considered that in this case, the resultant amenity space would be comparable to the space as existing and whilst there would likely be an intensification of the use of the site with the additional level of accommodation, the works would only provide one additional bedroom. As such, it is considered that when taking all the above into consideration, that the previous reason for refusal has been sufficiently overcome. Given that, in terms of permitted development that it is unlikely that any future extensions would fall within the permitted development guidelines, it is not considered necessary to remove these.

Therefore, it is considered that the proposed extensions are acceptable in terms of residential amenity. It is considered there will be no significant impact on neighbouring properties, in terms of overshadowing, overbearing or overlooking, and the proposal would accord with the aims of policies LP1, LP2 & LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations Supplementary Planning Document as well as policies within chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan 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.

In this case it is proposed that parking provision would be retained to the rear of the property whereby the garage would be retained and the plans indicate that 3 no. cars could be parked off-road with the proposed widening of the drive. This would accord with Key Design Principle 15 which requires 2 no. off street parking spaces to be accommodated within the site.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

The development would be acceptable for Policy LP21 and LP22 of the Kirklees Local Plan, Key Design Principle 15 of the House Extensions and

Alterations SPD, the aims of the Highways Design Guide SPD, and Chapter 9 of the NPPF.

5 – Other matters:

Climate Change - 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.

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 pre-dates 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.

A Climate Change Statement has been submitted as part of the application which identifies mitigation measures which would be incorporated into the development. These measures are considered proportionate to the level of works proposed.

Coal legacy – The site is located within the Coal Authority's "Development Low Risk Area". There is no statutory requirement to consult the Coal Authority regarding development within the "Development Low Risk Area", instead an informative note can be appended to the decision notice which constitutes the deemed consultation response. The application site falls within an area at low risk of ground movement as a result of past mining activities as determined by the Coal Authority. As such it is considered that it is unnecessary in this case to require a survey of land stability to be carried out with regard to previous mining activity which may have taken place within the locality. It is recommended that the Coal Authority's standing advice is provided with any grant of approval. As such it is considered that the proposal is acceptable with regard to ground stability in accordance with paragraphs 186 and 191 of the National Planning Policy Framework.

6 – Representations:

None

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.

Recommendation **APPROVE**

Decision Authorisation - Delegated Powers

Application Number: 2024/91896

Officer Recommendation: Approve

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 51 of the Planning and Compulsory Purchase Act 2004.

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP51 and LP53 of the Kirklees Local Plan, Key Design Principles 1, 2, 3, 4, 5, 6, 7, 9, 15, 16 and 17 of the Council's adopted Supplementary Planning Document on House Extensions and Alterations and to accord with Policies within Chapters 2, 4, 12 and 14 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.
Reason: In the interests of visual amenity and to accord with Policies LP1, LP2 and LP24 of the Kirklees Local Plan, Key Design Principles 1, 2 and 9 of the House Extensions and Alterations SPD and advice within the National Planning Policy Framework.

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 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, Flint Street, Fartown, Huddersfield (Kirklees Street Care: 01484 221000) with regard to 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.

Plans and specifications schedule:-

Plan Type	**Reference**	**Version**	**Date Received**
Location plan			5th July 2024
Existing site plan	HD45DB47v4	1 of 8	7th August 2024
Proposed site plan and ground floor plan	HD45DB47v4	2 of 8	7th August 2024
Proposed first floor and roof plans	HD45DB47v4	3 of 8	7th August 2024
Existing and proposed front elevations	HD45DB47v4	4 of 8	7th August 2024
Existing and proposed rear elevations	HD45DB47v4	5 of 8	7th August 2024
Existing and proposed side elevations	HD45DB47v4	6 of 8	7th August 2024
Existing and proposed side elevations	HD45DB47v4	7 of 8	7th August 2024
Proposed site plan and parking layout	HD45DB47v4	8 of 8	7th August 2024
Street scene			4th September 2024
Climate Change Statement			5th July 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 did not undertake any negotiations with the applicant due to the application being acceptable in its submitted format.

Report Dated:	29th October 2024

Coal – low