

**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:	<b>2024/62/93034/W</b>
Site Address:	Ford Inn, Greenfield Road, Holmfirth, HD9 2LS
Description:	Erection of extensions and alterations to former public house to form two dwellings with associated car parking
Recommending Officer:	Lucy Taylor

**DECISION – CONDITIONAL FULL PERMISSION**

**I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.**

John Holmes

***AUTHORISED OFFICER***

**Date:** 26<sup>th</sup> February 2025

## **Officer Report.**

**Reference:** 2024/93034

**Location:** Ford Inn, Greenfield Road, Holmfirth, HD9 2LS

**Proposal:** Erection of extensions and alterations to former public house to form two dwellings with associated car parking

## **Site Description.**

Ford Inn is located adjacent to the junction where Thick Hollins Road to the west meets the A635 Greenfield Road to the south. Dean Road also runs along the rear / north of the site. The building itself is a large, detached, part single storey, part two-storey stone built property. The roof is pitched and tiled in natural stone slates.

The car park serving Ford Inn, part of which is within the red line boundary, is located to the east of the building. Access to the car park is via Greenfield Road and Dean Road.

The application site is located within the Green Belt, situated in a rural location, largely surrounded by fields and open countryside. There is one dwelling located directly adjacent to the site, No. 50 Greenfield Road.

The site is situated approx. 2.7km north-west of Holmfirth.

## **Description of Proposal.**

Planning permission is sought for the conversion, alteration and extension of the former Ford Inn public house to two residential dwellings, with associated parking and landscaping.

The proposals include the following works:

- Single storey porch extension on the front elevation.
- Single storey garage extension projecting out from the east side elevation, with terraced amenity space above.
- First floor extension across part of the rear elevation.
- The addition of eight new rooflights on the front facing roof slope and the addition of three new rooflights on the rear facing roof slope.
- The addition of new window and door openings on the east side elevation.
- The removal of two window openings on the west side elevation.

New external materials would comprise of regular coursed natural stone, stone roof tiles and aluminium / timber window frames. Internally, the accommodation for both plots would be spread over three floors with both plots containing four bedrooms.

Plot 1 has various areas of outdoor amenity space that comprise of hard and soft landscaped areas bordered by trees and hedges.

Plot 2 has two main areas of outdoor amenity space, one of which comprises of a raised outdoor seating area located above part of the garage extension, and the other of which is located in the front/eastern area of the site.

### **History of Negotiations.**

The planning agent / applicant submitted amended plans as a result of the case officer's recommendations for amendments, to reduce the size / scale of the flat roofed extension proposed to serve as garages and the terrace above, and to address the request from KC Highways Development Management for a swept path analysis.

Given the nature of the above amendments, which retained the same description of proposal and saw an overall reduction in the extent of built form proposed to Ford Inn, it was not considered necessary in this instance to re-advertise the application.

### **Relevant Planning History.**

- 2015/94013 – Erection of porch to front and rear. *Granted Conditional Full Permission.*
- 93/00434 – Conversion of store rooms and residential accommodation to form bar extension and 6 guest bedrooms and erection of porch. *Granted Conditional Full Permission.*
- 93/03165 – Erection of extension to existing inn to facilitate formation of restaurant / dance floor. *Granted Conditional Full Permission.*

### **Representations.**

This application was advertised via neighbour letters.

Final publicity date expired: 6<sup>th</sup> December 2024.

In response to publicity, one representation was received. The representation set out the following concerns:

- Plot 1 parking area is adjacent to neighbouring property which has a small window in the gable end on the ground floor overlooking this area and a strip of land down the side and a garden gate which allows access down the side of the property, none of this is shown on the drawing.
- The drawing shows trees planted along neighbouring gable which would block the light and access.

## **Consultation Responses.**

**KC Environmental Health** – no objections with the inclusion of a condition and informative note regarding unexpected contamination.

**KC Highways Development Management** – The revised proposals are acceptable.

**Holme Valley Parish Council** – Support, though the Parish Council would expect a stronger climate mitigation statement from such a development.

## **Policy / Legislation.**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019) and the Holme Valley Neighbourhood Development Plan (adopted 8th December 2021).

The application site is located within the Green Belt.

The site is located within the Holme Valley Corridor Strategic Green Infrastructure Network and within a Twite Buffer zone on the Council's GIS mapping system.

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

### **Kirklees Local Plan:**

- LP1 – Achieving sustainable development
- LP2 – Place shaping
- LP3 – Location of new development
- LP7 – Efficient and effective use of land and buildings
- LP11 – Housing mix and affordable housing
- LP20 – Sustainable travel
- LP21 – Highway safety and access
- LP22 – Parking
- LP24 – Design
- LP28 – Drainage
- LP30 – Biodiversity & geodiversity
- LP31 – Strategic Green Infrastructure Network
- LP48 – Community facilities and services
- LP51 – Protection and improvement of local air quality
- LP52 – Protection and improvement of environmental quality
- LP53 – Contaminated and unstable land
- LP57 – The extension, alteration or replacement of existing buildings

### **Holme Valley Neighbourhood Development Plan:**

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

- Policy 1 – Protecting and enhancing the landscape character of Holme Valley
- Policy 2 – Protecting and enhancing the built character of the Holme Valley
- Policy 6 – Building Homes for the Future
- Policy 9 – Protecting and Enhancing Local Community Facilities
- Policy 11 – Improving transport, accessibility and local infrastructure
- Policy 12 – Promoting sustainability
- Policy 13 – Protecting wildlife and securing biodiversity net gain

It is important to note that the application is within Landscape Character Area 2 – Holme Moorland Fringe.

Key landscape characteristics of the area are:

- There are many elevated vantage points with panoramic and long-distance views across the settled valley floor of the River Holme.
- There are key vistas towards the open moorland and into the Holme Valley from Holme Conservation Area and views into the Conservation Area from Fieldhead Lane and Woodhead Road West (A6024).
- Agricultural fields are enclosed by stone walls and deciduous tree cover.
- Open access land to the south of Holme, upland reservoirs, Kirklees Way long distance walking route and the Holme Valley Circular Walk all provide recreational opportunities.
- Historic cart tracks such as Nether Lane with distinctive grooved pavements.

Key built characteristics of the area are:

- A distinctive vernacular architecture formed from former laithe<sup>1</sup> and weaver's cottages, along with farmhouses, barns and public buildings.
- Building materials include millstone grit in properties and boundary walls and details often respond to the harsh climatic conditions, with small windows located predominantly on less exposed elevations.

#### **Supplementary Planning Documents:**

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

#### **Other Guidance Documents:**

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- Biodiversity Net Gain Technical Advice Note (2021)
- Nationally Described Space Standards
- National Design Guide
- Kirklees Waste Management Design Guide for New Developments (2020)
- Kirklees Climate Change Guidance for Planning Applications (2021)

### **National Policies and Guidance:**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

### **Assessment.**

#### **1) Principle of Development**

##### **Sustainable Development:**

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

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

The Council is currently unable to demonstrate a five-year supply of deliverable housing sites, and as such it is accepted that relevant Local Plan

policies for the supply of housing land are out-of-date. This now triggers the NPPF presumption in favour of sustainable development.

As set on in NPPF paragraph 11d, this means that for decision making *“Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (NPPF Footnote 8), granting permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (NPPF Footnote 7) ; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

Policy LP7 of the Kirklees Local Plan states encourages the efficient use of previously developed land in sustainable locations provided that it is not of high environmental value and a net density of at least 35 dwellings per hectare should be provided. Principle 4 of the Housebuilders Design Guide seeks to ensure a density of 35 dwellings per hectare or more is achieved. Where a density of 35 dwellings per hectare cannot be achieved, policy LP7 sets out that lower densities will only be acceptable if it is demonstrated that this is necessary to ensure the development is compatible with its surroundings, development viability would be compromised, or to secure particular house types to meet local housing needs.

The site measures around ~1,234.87m<sup>2</sup>. The proposal is for the change of use of Ford Inn to two residential units, with extensions and alterations. In this instance, it is considered that the number of residential units proposed is acceptable. This is because, even if there were the possibility to provide more dwellings at the site, it would increase the potential for other issues to arise, which could have a harmful impact, including on the openness of the Green Belt, visual and residential amenity and to highway safety.

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

#### Loss of Public House Use:

Paragraph 98(c) of the NPPF states that to provide the social, recreational and cultural facilities and services the community needs, planning decisions should *‘guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.’*

Further to this, Policy LP48 of the Kirklees Local Plan relates to community facilities and services. Policy LP48 states that: *“Proposals which involve the loss of valued community facilities such as shops, public houses and other facilities of value to the local community will only be permitted where it can be demonstrated that:*

- a. there is no longer a need for the facility and all options including the scope for alternative community uses have been considered; or*
- b. its current use is no longer viable; or*
- c. there is adequate alternative provision in the locality to serve the local community which is in an equally accessible location; or*
- d. an alternative facility of equivalent or better standard will be provided, either on-site or equally accessible; and*
- e. any assets listed on a Community Asset Register have satisfied the requirements under the relevant legislation.”*

The text supporting LP48 notes that:

*“Where the proposal involves the loss of land or premises presently or last in community use, the applicant will normally be required to provide evidence covering the results of reasonable attempts to actively market the land or premises for sale or lease, at existing use value to demonstrate that there is no longer a need for the facility.*

*The following additional information will be required for licensed premises:*

- the last 3 years trading accounts with a breakdown of the percentages of income from food and drink;*
- where a dining facility is provided, details of the market aimed at and the number of covers available;*
- who the licence is currently held with and when it is due for renewal;*
- the opening times for the premise.*

*An established facility may become economically un-viable, particularly where this involves a commercially run facility, for example a post office or pub. In some instances, multiple use or investigation of assistance (e.g. new technologies, grants) may significantly improve economic viability, particularly where there is active community support to retain the facility.*

*An alternative facility of equivalent or better standard includes - in terms of size, function, adaptability and accessibility - to that existing, which meets the needs of the local community. To ensure the timely provision of a replacement facility, the Council may impose a condition on the planning permission or seek an obligation for the facility to be made available at the same time as the occupation of any associated development.”*

Policy 9 of the Holme Valley Neighbourhood Development Plan (Protecting and Enhancing Local Community Facilities) sets out that community facilities of value to the local community will be protected and retained for community use and goes on to note that change of use of proposals involving their loss will be managed in accordance with Kirklees Local Plan Policy LP48.

With regard to Policy LP48, the applicant has submitted details within the Planning Statement, setting out the following:

*'The starting point for judging the proposals against the above criteria is to assess whether or not the Ford Inn is a "valued" community facility. The following points are made in this regard:*

- 1) The former pub is not on the Kirklees 'List of Assets of Community Value'.*
- 2) There is no available evidence to suggest that in any objective sense, the Ford Inn was perceived to be a 'valued' community facility, particularly given its location away from existing settlements and due to the presence of other similar facilities in the vicinity.*
- 3) There has been no particular 'outcry', or attempts by the community to purchase the property, following its closure just under two years ago.'*

The submitted Planning Statement goes on to state that the applicant wishes to focus primarily on Criteria (c) (alternative provision) but also provides information in relation to Criteria (b) of Policy LP48 of the Kirklees Local Plan.

In relation to Policy LP48(b) the Planning Statement sets out the following:  
*"The current owners of the Ford Inn purchased the premises in 2015 from the previous owners, who had operated the business for the previous 13 years. In late 2017, it was decided to lease the premises and take a retirement role. In 2020 the tenants decided to sell on the lease to, what would be, the final tenants (Ford Inn 20 Ltd.).*

*The applicant found that operating the pub & restaurant became more and more challenging and unviable due to the following reasons:*

- 1) New premises offering different specialities in the local main town of Holmfirth started to capture more of the market, meaning there were more nearby (linked) facilities for going to after a meal, rather than having to drive on afterwards, as was the case from the Ford Inn.*
- 2) In November 2022, the premises into financial difficulties and being unable to find anyone interested in continuing the lease, the business went into liquidation. The lease was cancelled, and then the applicant started the process of looking for an outright buyer or a new tenant. Having employed two agencies for the purpose of marketing the premises, nothing was forthcoming unfortunately.*
- 3) In terms of contributing to a lack of interest - the financial pressures from Covid; the later surging fuel prices; the 'cost of living' crisis and inflationary costs have all contributed to a noticeable fall in turnover of the licensed trade. Larger listed companies had the means to withstand some of these pressures, and it was apparent nobody wanted to purchase a single standalone business, positioned over 2 miles from the nearest village. Since November 2022, the building has stood empty."*

With regards to Policy LP48(c) the Planning Statement states that:

*“there is more than adequate alternative provision in the locality to serve the local community, which are not just in equally accessible locations (such as the Huntsman Inn 700 metres to the west - and a more sustainable/viable business due to its wedding / celebration function space), but other pubs in the vicinity are actually in more accessible locations:*

- 1) The Pickled Pheasant – Holmbridge village centre (1.75km to south)*
- 2) The Stumble Inn – Hinchcliffe Mill village centre (1.75km to south-east)*
- 3) Farmers Arms – Burnlee settlement centre (1.85km to south)*
- 4) Multiple pubs / drinking establishments – Holmfirth town centre (2 km to the east)*

*It is also worth pointing out that policy LP 48 seeks to provide community facilities in accessible locations where they can minimise the need to travel, or they can be made accessible by walking, cycling and public transport (the policy notes that this will normally be in town, district or local centres). It is noted in this regard that the Ford Inn is not in an accessible location, or in an easy location to access by sustainable transport means, or within an established village or town centre.”*

Based on the information submitted within the Planning Statement, officers consider that the proposals would appropriately comply with Chapter 8 of the NPPF, Policy 9 of the Holme Valley Neighbourhood Development Plan and Policy LP48 of the Kirklees Local Plan given the alternative provision which is available in close proximity to the site, and having regard to the difficulties identified in the continued viable operation of the business.

#### Land Allocation - Green Belt:

The application site is located within the Green Belt. As such the proposal falls to be assessed against Chapter 13 of the NPPF. Chapter 13 of the NPPF requires Local Planning Authorities to regard the construction of new buildings as inappropriate development. Exceptions to this include the extension and alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building.

The exemption listed above, set out under paragraph 154(c), could be applicable in this case, provided that the proposed development does not conflict with the purposes of including land within the Green Belt.

Policy LP57 of the Kirklees Local Plan relates to the extension, alteration or replacement of existing buildings. Noting that:

- a) *in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;*
- b) *in the case of replacement buildings, the new building must be in the same use as and not be materially larger than the building it is replacing;*
- c) *the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and*
- d) *the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting'.*

In the case of this application, the submitted Planning Statement outlines that this application seeks planning permission for the conversion, alteration and extension of the former Ford Inn public house to two residential dwellings, with associated parking and landscaping.

The proposals include the following works:

- Single storey porch extension on the front elevation.
- Single storey garage extension projecting out from the east side elevation.
- First floor extension across part of the rear elevation.
- The addition of eight new rooflights on the front facing roof slope and the addition of three new rooflights on the rear facing roof slope.
- The addition of new window and door openings on the east side elevation.
- The removal of two window openings on the west side elevation.

The alterations proposed to the Ford Inn building with regard to fenestration detailing are not considered to pose an impact with regards to the Green Belt, having no impact upon openness. The proposed extensions (single storey porch, single storey garage extension and first floor extension) are assessed below with regard to the exemptions as set out within Paragraph 154(c) of the NPPF and Policy LP57 of the Kirklees Local Plan.

The submitted Planning Statement sets out that:

*'The single storey front porch extension is small in scale measuring 1.7m wide by 3m long. The porch would be set back from the existing front elevation of the adjacent kitchen and would have a mono-pitch roof. The single storey garage extension would measure 7.3m wide by 12.6m long. The garage would be set in from the existing front and rear elevations and the roof of the*

*garage would be flat. Finally, the first floor extension measures 3m wide by 9m long with the extension having a mono-pitch roof.*

*The former Ford Inn is a relatively large, two-storey detached building. The Council's planning records indicate that the only previous extensions to the building were a front porch and a single storey extension to the rear. It is therefore considered that the addition of the proposed extensions would not result in disproportionate additions over and above the size of the original building, which would remain the dominant element in terms of size and overall appearance.'*

*The proposed extensions would be in keeping with the host building with regard to materials (regular coursed natural stone and stone roof tiles), window and door openings and architectural detailing.'*

With regard accesses and hard standing, the Planning Statement confirms that the existing accesses at the front and rear of the application site are proposed to be used to serve the new dwellings, with no additional hardstanding areas proposed.

In terms of outdoor areas, the outdoor amenity spaces for both plots are to be located within the confines of the Ford Inn site and therefore present no further encroachment into the Green Belt. In addition, the Planning Statement sets out that the proposals include additional soft landscaped areas which will improve visual amenity and landscape quality.

It is noted that, upon any grant of approval, a condition shall be imposed to secure details of all boundary treatments proposed at the site prior to occupation of the proposed dwellings. This condition shall seek details of the proposed forms of boundary treatment, the materials which are to be used and the design / colour finish of the boundary treatments.

Paragraph 154 of the NPPF sets out another exemption which is not considered to result in inappropriate development in the Green Belt, this been:

*(h)(iv) 'the re-use of buildings provided that the buildings are of permanent and substantial construction'*

Policy LP60 of the Kirklees Local Plan refers to the re-use and conversion of buildings, setting out that *'Proposals for the conversion or re-use of buildings in the Green Belt will normally be acceptable where;*

- a. the building to be re-used or converted is of a permanent and substantial construction;*
- b. the resultant scheme does not introduce incongruous domestic or urban characteristics into the landscape, including through the treatment of outside areas such as means of access and car parking, curtilages and other enclosures and ancillary or curtilage buildings;*

- c. *the design and materials to be used, including boundary and surface treatments are of a high quality and appropriate to their setting and the activity can be accommodated without detriment to landscape quality, residential amenity or highway safety.'*

With regard to the re-use of the building, the submitted Planning Statement sets out the following:

- *'...the building is a large, detached stone built property with a slate tiled roof. The building, formally the Ford Inn public house, is therefore considered to be of permanent and substantial construction and is more than capable of being converted*
- *...the existing accesses at the front and rear of the application site are proposed to be used to serve the new dwellings. No additional hardstanding areas are proposed. The areas to be used for outdoor amenity space for both plots are located within the confines of the Ford Inn site. No further encroachment into the Green Belt is therefore proposed. The proposals also include additional soft landscaped areas which will improve visual amenity and landscape quality.*
- *...the walling and roofing materials and the new window and door openings would match the host building. The external patio areas and boundary treatments (trees and hedging) would also be sympathetic to the site's local rural Green Belt setting.*

For the reasons as set out above, the proposed developments to the Ford Inn are considered to accord with Paragraph 154(c) and 154(h)(iv) of the NPPF and Policy LP57 and LP60 of the Kirklees Local Plan. Subject to conditions the proposal is considered to be an exemption identified within Chapter 13 of the NPPF which can be considered appropriate in the Green Belt.

## **2) Impact on Visual Amenity**

The NPPF offers guidance relating to design in chapter 12.

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:

- *'a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...'*
- *'c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details...*

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

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

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

Principle 2 of the Kirklees Housebuilders Design Guide SPD states that: *“New residential development proposals will be expected to respect and enhance the local character of the area by:*

- *Taking cues from the character of the built and natural environment within the locality.*
- *Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details.*
- *Illustrating how landscape opportunities have been used and promote a responsive appropriate approach to the local context.”*

Principle 5 of the Housebuilders Design Guide states, amongst other things, that buildings should be aligned and set-back to form a coherent building line and designed to front on to the street.

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

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

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

Principle 15 of the Housebuilders design guide sets out that the design of the roofline should relate well to the site context, including topography, views, heights of buildings and the roof types.

Planning permission is sought for the conversion, alteration and extension of the former Ford Inn public house to two residential dwellings, with associated parking and landscaping.

The proposals include the following works:

- Single storey porch extension on the front elevation.
- Single storey garage extension projecting out from the east side elevation.
- First floor extension across part of the rear elevation.
- The addition of eight new rooflights on the front facing roof slope and the addition of three new rooflights on the rear facing roof slope.
- The addition of new window and door openings on the east side elevation.
- The removal of two window openings on the west side elevation.

The proposed extensions and alterations are considered to be acceptable from a visual amenity perspective, they are considered to be of a size / scale that would be viewed as subservient to the original host building of the Ford Inn and are to be constructed from materials to match, including regular coursed natural stone and stone roof tiles. These materials would be secured via condition upon any grant of approval.

The proposed alterations regarding fenestration detailing are also considered to be acceptable visually, with the proposed glazing of a simple form that is considered to be in keeping with the architectural design of the host building. Roof lighting is considered to be an acceptable contemporary addition to the building.

Plot 1 has various areas of outdoor amenity space that comprise of hard and soft landscaped areas bordered by trees and hedges.

Plot 2 has two main areas of outdoor amenity space, one of which comprises of a raised outdoor seating area located above part of the garage extension, and the other of which is located in the front/eastern area of the site.

It is noted that, upon any grant of approval, a condition shall be imposed to secure details of all boundary treatments proposed at the site prior to occupation of the proposed dwellings. This condition shall seek details of the proposed forms of boundary treatment, the materials which are to be used and the design / colour finish of the boundary treatments.

The areas of proposed parking are sited in place of the existing car park which served the Ford Inn. Therefore, the proposed arrangement of parking is not considered to alter the established character of the site.

To ensure a suitable mix of hard / soft landscaping is in place a condition is recommended requiring submission of a scheme of hard / soft landscaping of the site.

With the inclusion of the aforementioned conditions, the proposed developments are considered to appropriately accord with Policies LP11 and LP24 of the Kirklees Local Plan, Principles 2, 5, 6, 13, 14 and 15 of the Council's adopted Housebuilders Design Guide SPD and Chapter 12 of the NPPF.

### **3) Impact on Residential Amenity**

Section B of Policy LP24 of the Kirklees Local Plan states that proposals should promote good design by ensuring they provide a high standard of amenity for future and neighbouring occupiers.

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Principle 6 of the Housebuilders Design Guide sets out that residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking. The text supporting Principle 6 of the Kirklees Housebuilders Design Guide SPD sets out recommended minimum separation distances, these being:

- 21 metres between facing windows of habitable rooms at the backs of dwellings;
- 12 metres between windows of habitable rooms that face onto windows of non-habitable rooms;
- 10.5 metres between a habitable room window and the boundary of adjacent undeveloped land; and
- for a new dwelling located in a regular street pattern that is two storeys or above, there should normally be a minimum of a 2-metre distance from the side wall of the new dwelling to a shared boundary.

Policy LP52 is considered to be of relevance and sets out that development must be considered in relation to potential for increases from pollution, in this case the relevant possible increases could relate to noise, light & odour emissions. Policy 2 of the HVNDP seeks to ensure the impact upon residential amenity is acceptable.

#### **Impact on Neighbouring Property:**

The only residential property in close proximity to the site is No. 50 Greenfield Road.

The proposed single storey porch extension to the front elevation will be sufficiently separated from No. 50 Greenfield Road. As such, this extension is not considered to result in any undue impacts of overbearing or overshadowing.

The proposed first floor extension to the rear elevation of the building is also sufficiently separated from the siting of No. 50 Greenfield Road. As such, this extension is not considered to result in any undue impacts of overbearing or overshadowing.

The proposed single storey garage extension will be sited to the south of No. 50 Greenfield Road, separated from the nearest boundary of this neighbouring property by approximately 1.8 metres and separated from the neighbouring dwellinghouse itself by approximately 6.8 metres. Given that No. 50 is set to a higher topographical ground level than the proposed siting of the garage extension, which is to have a maximum height of approximately 3 metres and a flat roof, it is not considered that the proposed garage extension would result in any undue impacts of overbearing or overshadowing for the occupiers of No. 50 Greenfield Road.

The extent of fenestration detailing at ground floor level on the elevation facing towards No. 50 Greenfield Road is to remain the same as existing, an access door.

The glazing proposed at first floor level to serve the master bedroom and associated en-suite will not be situated directly adjacent to the neighbouring property of No. 50 Greenfield Road or its amenity space. The proposed glazing to serve these rooms will overlook the patio amenity space and parking area. Therefore, this glazing is not considered to result in undue impacts of overlooking towards No. 50 Greenfield Road.

The glazing proposed to serve bedroom 02 will be situated adjacent to the outdoor amenity space which serves No. 50 Greenfield Road. However, it is noted that one of the windows is existing, previously serving the 'function room' at the Ford Inn and that these windows would be separated from the shared boundary with the amenity space by approximately 11 metres. Given the previously established relationship of the site, with one of the windows previously serving a 'function room' and the separation distance present, it is not considered that the proposed windows to serve bedroom 02 would result in any undue impacts of overlooking towards the amenity space which serves No. 50 Greenfield Road.

The only glazing in the side elevation of No. 50 Greenfield Road facing towards the site of development is one small window. Given the size / scale of this window and its location to the side of the dwelling, it is considered that it would either serve a non-habitable room internally or be secondary glazing to a habitable room. As such, officer's do not consider that the creation of a parking area and / or landscaping adjacent to this window would result in detrimental levels of overbearing or overshadowing that would detriment living conditions for the occupiers of No. 50 Greenfield Road.

In terms of the proposed areas of outdoor amenity space, upon any grant of approval, a condition shall be imposed to secure details of all boundary treatments proposed at the site prior to occupation of the proposed dwellings. This condition shall seek details of the proposed forms of boundary treatment,

the materials which are to be used and the design / colour finish of the boundary treatments. This condition is considered reasonable to protect the amenity of users of the existing garden space which serves No. 50 Greenfield Road.

Taking into consideration noise and pollution, given that the application seeks permission to convert a former public house into two dwellings, it is not considered that the proposal would give rise to any noise or odour pollution over and above the previous circumstances when the public house was in full operation.

To protect the amenity of surrounding residents, upon any grant of approval, an informative which provides advice in relation to noisy construction activities during construction works is recommended to be included.

*Impact on Future Occupiers:*

In terms of the amenities of the proposed occupiers, Principle 16 of the Kirklees Housebuilders Design Guide SPD states that: *“All new build dwellings should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers. Although the government has set out Nationally Described Space Standards, these are not currently adopted in the Kirklees Local Plan.”*

Further to this, Principle 17 of the Kirklees Housebuilders Design Guide SPD outlines that: *“All new houses should have adequate access to private outdoor space that is functional and proportionate to the size of the dwelling and the character and context of the site. The provision of outdoor space should be considered in the context of the site layout and seek to maximise direct sunlight received in outdoor spaces.”*

The proposed dwellings are both to have four bedrooms and have internal floor areas that are compliant with Nationally Described Space Standards. Officers consider that the habitable rooms are adequately served by glazing.

The extent of outdoor amenity space proposed for the new dwellings are considered to be of a sufficient in size / scale to serve the potential number of future occupiers, with the dwellings proposing four bedrooms internally. Upon any grant of approval, a condition shall be imposed regard boundary treatments, to ensure that the outdoor amenity areas have an appropriate level of privacy for future occupiers of the dwellings.

Whilst some of the amenity space for plot 1 is separated by an access road, it is considered that there are areas immediately adjacent which are usable and that the distance to the other separated area of amenity space is not significant. The amenity space provisions are therefore concluded acceptable in this case given private and usable amenity space would be possible for both properties.

In conclusion, with the inclusion of the aforementioned conditions and informative notes, it is considered that the proposals would not result in significant impacts on the privacy and amenity of any neighbouring occupants and would have appropriate levels of amenity for future occupiers of the dwellings, complying with Policies LP24 and LP52 of the Kirklees Local Plan, Principles 6, 16 and 17 of the Housebuilders Design Guide SPD and policies within Chapter 12 of the NPPF.

#### **4) Impact on Highway Safety**

Local Plan Policies LP21 and LP22 are relevant and seek to ensure that proposals do not have a detrimental impact to highway safety and provide sufficient parking.

The NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Principle 12 of the Housebuilders Design Guide sets out, amongst other things that parking to serve dwellings should not dominate streets and should be to the side/rear.

Principle 19 of the above guide states that provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.

Policy 6 of the Holme Valley Neighbourhood Development Plan details that adequate parking should be provided, having reference to the Council's adopted Highways Design Guide and that additional parking to accommodate delivery vans is encouraged. Furthermore, Policy 6 sets out that development should have good access to public transport routes and encourages walking & cycling.

As part of the determination of this application, formal consultations were undertaken with KC Highways Development. The Highways Officer made the following comments:

*"A revised car parking layout (Drawing No. 23-808-106 B ) has been submitted together with a swept path analysis ( drawing No. P2883-T-1002) which demonstrates that vehicles accessing both the garage spaces and the off-street parking spaces from A635 Greenfield Road can turn to leave the site in forward gear.*

*As a result, the proposals are now acceptable to Highways D M.*

*The approved vehicle parking and turning areas will need to be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens*

*(parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.*

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

Upon any grant of approval, a condition shall be imposed regarding surfacing and drainage and a footnote regarding any changes to access within the adopted highway, in accordance with the consultation response from KC Highways Development Management.

With the inclusion of the aforementioned condition and informative, it is considered that the proposals are acceptable in regard to highway safety.

## **5) Other Matters**

### Climate Change:

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

Principle 18 of the Housebuilders Design Guide SPD sets out that *"New proposals should contribute to the Council's ambition to have net zero carbon emissions by 2038, with high levels of environmental sustainability by ensuring the fabric and siting of homes, and their energy sources reduce their reliance on sources of non-renewable energy."*

As part of this application, a Climate Change was submitted, which sets out several mitigation measures.

In this case, it is considered that the resultant residential development would have an acceptable impact on Climate Change, given the requirement in relation to building regulations.

### Air Quality:

Policy LP51 of the Kirklees Local Plan and Chapters 9 and 15 of the NPPF seek to ensure that new development does not result, directly or indirectly, in an increase in air pollution.

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

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

#### Foul Sewage:

Policy LP28 of the Kirklees Local Plan & Section 14 ('Meeting the challenge of climate change, flooding and coastal change') of the National Planning Policy Framework and the National Planning Policy Framework technical guidance document are considered to be relevant in terms of foul / surface water drainage.

Given the scale of the proposal, and requirements of separate legislation, as well as surrounding existing infrastructure, it is considered that foul and surface water drainage can be suitably accommodated as part of the development.

#### Biodiversity / Ecology:

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 9 of the Housebuilders Design Guide SPD states that *"Proposals are required to provide net gains in biodiversity, with ecological enhancement integral to the design of the development."*

Policy 13 (Protecting Wildlife and Securing Biodiversity Net Gain) of the Home Valley Neighbourhood Plan sets out that development proposals should demonstrate how biodiversity will be protected and enhanced including the local wildlife, ecological networks, designated Local Wildlife Sites and habitats.

The application site is located within a Twite Buffer zone on the Council's GIS mapping system. Upon any grant of approval, a condition shall be imposed to secure bird boxes at the site, to ensure a biodiversity enhancement is achieved.

In terms of Biodiversity Net Gain as set out by the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), the submitted application form sets out that the development is subject to the de minimis exemption (development below the threshold). The application form includes further details regarding this exemption, setting out that the proposal is for the conversion of the existing building, with the proposed extensions to be constructed onto existing hardstanding. The application form also confirms that the proposals seek to add additional landscaping and do not seek to remove any.

Given the details within the submitted application form, officers accept that the development is exempt from BNG under the de minimis exemption.

Therefore, subject to the inclusion of a condition to secure a bird box, and which requires a scheme of soft landscaping to be ensured within the site the proposal is considered to be acceptable in regard to biodiversity / ecology.

#### Strategic Green Infrastructure Network:

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

The submitted application form confirms that no trees or hedges are to be removed from the site. As such, the proposal is considered to be acceptable in regard to the Strategic Green Infrastructure Network.

#### Contaminated Land:

The proposed development is not situated on land identified as potentially contaminated; it is close to a quarry circa 100m south. Groundworks are necessary and therefore, upon any grant of approval, KC Environmental Health recommend a condition in relation to any unexpected contamination.

## **6) Representations**

In response to publicity, one representation was received. This representation is set out below, accompanied with an officer response.

- Plot 1 parking area is adjacent to neighbouring property which has a small window in the gable end on the ground floor overlooking this area and a strip of land down the side and a garden gate which allows access down the side of the property, none of this is shown on the drawing.
- The drawing shows trees planted along neighbouring gable which would block the light and access.

**Officer Response:** The concerns raised within the submitted representation have been noted. A full assessment of the impact upon this property is set out within Assessment section 3 of this officer's report, titled 'Impacts on Residential Amenity'.

The submitted information is considered sufficient to enable the LPA to determine this application in light of all information available including that gained from conducting a visit of the site.

The planting of soft landscaping is a matter which cannot be controlled by the LPA given such an undertaking falls outside the definition of development as set out in section 55 of the Town and Country Planning Act 1990 (as amended). A condition is recommended relating to boundary treatments of the site to be submitted to the LPA which would include the boundary with neighbouring properties. A scheme of hard and soft landscaping is recommended to be required, by condition, in the interests of visual amenity.

## **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 is acceptable in principle and is therefore recommended for approval.

**Recommendation: Approve**  
**Decision Authorisation: Delegated Powers**  
**Application Number: 2024/93034**  
**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 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, LP3, LP7, LP11, LP20, LP21, LP22, LP24, LP28, LP30, LP31, LP48, LP51, LP52, LP53 & LP57 of the Kirklees Local Plan, Policies 1, 2, 6, 9, 11, 12 & 13 of the Holme Valley Neighbourhood Development Plan, Key Design Principles 2, 5, 6, 12, 13, 14, 15 16, 17, 18 & 19 of the Housebuilders Design Guide Supplementary Planning Document and Chapters 2, 4, 5, 8, 9, 11, 12, 13, 14 & 15 of the National Planning Policy Framework.
  
3. The development hereby approved shall not be brought into use until a scheme detailing all boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall detail the height, location and construction of all boundary treatment. The boundary treatments approved by this condition shall be completed prior to the development being brought into use and retained thereafter.  
**Reason:** In the interests of visual amenity, and to retain the openness and landscape character of the Green Belt and to protect the amenity of neighbouring occupiers and future occupiers of the dwellings, to accord with Policies LP24 & LP57 of the Kirklees Local Plan and policies within Chapters 12 & 13 of the National Planning Policy Framework.
  
4. The dwellinghouse hereby approved shall not be brought into use until all new areas of hard surfacing to be used for vehicles and pedestrians have been laid out with a hardened, sealed and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance; Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order). Should permeable or porous surfacing be intended to be used, the dwellinghouse shall not be occupied until a scheme detailing the intended surfacing to areas for vehicles and pedestrians has been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall thereafter be retained and maintained.  
**Reason:** In the interests of amenity and traffic safety and to ensure that additional hardstanding areas are appropriately drained to mitigate flood risk in accordance with Policies LP21, LP22, LP28 and LP34 of the Kirklees Local Plan, policy 6 of the Holme Valley Neighbourhood Development Plan and policies within Chapter 14 of the National Planning Policy Framework.

5. A woodcrete or long-lasting nest box suitable for starlings or sparrows shall be erected on the exterior of the building before the dwelling to which the box relates is first occupied. The box shall be installed at least 3 metres above the ground and not located above windows or doors. The box shall thereafter be retained.

**Reason:** In the interests of enhancing the biodiversity value of the site, in accordance with Policy LP30 of the Kirklees Local Plan, principle 9 of the Housebuilders Design Guide SPD and policy 13 of the Holme Valley Neighbourhood Development Plan and Chapter 15 of the National Planning Policy Framework.

6. If contamination, the presence of coal and/or evidence of coal workings not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person 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 Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

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

7. The development shall not be brought into use until a scheme detailing hard and soft landscaping, tree/shrub planting, including the indication of all existing trees and hedgerows on and adjoining the site and details of any to be retained has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate the planting of native species. The scheme shall detail the phasing of the landscaping and planting. The development and the works comprising the approved scheme shall be implemented in accordance with the approved phasing. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives its written consent to any

variation. The areas indicated for use as soft landscaping shall be retained as soft landscaped areas for the lifetime of the development and used for no other purpose.

**Reason:** In the interests of visual amenity and to ensure that there is a well laid out scheme of healthy trees, hedgerows and shrubs in the interests of amenity and providing biodiversity measures to accord with policies LP30 and LP24 of the Kirklees Local Plan, policies 2 & 13 of the Holme Valley Neighbourhood Development Plan, principle 9 of the Housebuilder Design Guide SPD and the policies contained within Chapters 12 and 13 of the National Planning Policy Framework.

8. Notwithstanding the plans submitted the external materials used in all alterations and extensions to the existing building 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 so as to preserve the openness of the Green Belt, in accordance with Policies LP01, LP02, LP24, LP57 & LP30 of the Kirklees Local Plan, principles within the Housebuilders Design Guide, policies 1 and 2 of the Holme Valle Neighbourhood Development Plan and Policies within Chapter 12 & 13 of the National Planning Policy Framework.

**NOTE:** Contaminated Land

All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021.

Reports must be prepared in accordance with the following guidance:

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

The conditions relate to Planning Control only. Approval under the Building Regulations may

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

**NOTE:** Construction Site Working Times

No construction related noise shall be audible beyond the site boundary outside the hours of:

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

With no construction related noise audible beyond the site boundary on Sundays or Bank/Public Holidays.

Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

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

**Plans and Specifications Schedule: -**

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
As Existing_Context Elevations	23_808 101	-	23.10.2024
As Existing_Floor Plans	23_808 100	-	23.10.2024
Location Plan	23_808 107	-	29.10.2024
As Proposed_Plot01+Plot02_Lower Ground Floor Plan + Ground Floor Plan	23_808 102 C	-	13.02.2025
As Proposed_Plot 01+ 02_First Floor Plan	23_808 103 C	-	13.02.2025
As Proposed_Plot01 + 02_Roof / Mezzanine Plan	23_808 104 C	-	13.02.2025
Swept Path Analysis of Proposed Parking	P2883-T-1002	-	13.02.2025
As Proposed_Context Elevations	23_808 105 C	-	13.02.2025
As Proposed_Site Plan	23_808 106 B	-	13.02.2025
Climate Change Statement	-	-	23.10.2024
Planning Statement	-	-	23.10.2024

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 Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. The planning agent / applicant submitted amended plans as a result of the case officer's recommendations for amendments, to reduce the size / scale of the flat roofed extension

proposed to serve as garages, and to address the request from KC Highways Development Management for a swept path analysis.

**Report Dated: 21.02.2025**