Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield

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Date: 07/02/2025
Our Ref: 2024/93419

Dear Sir/Madam

Application for a non-material amendment following a grant of planning permission, Town and Country Planning Act 1990

Non material amendment to previous permission 2019/91657 for erection of 30 dwellings - amendments to plot 25

Land at Station Road, Skelmanthorpe, Huddersfield, HD8 9BA
Application Number: 2024/93419

Thank you for your application dated 03/12/2024 for a non-material amendment to the above scheme.

The amendments proposed at plot 25 are:

- Amendments made to scale down the footprint by reducing the house length / width and replacing the double garage with a single garage.
- Massing and building height reduction by internal layout amendments, losing the second floor and the fifth bedroom.
- A new bay window added to the living room.
- Site level changes to lower building height and reduce external work.
- Cap stone removed.
- Elevation amendments to comply with the proposed plans.

The proposed amendments are illustrated in the following drawings:

- Proposed Plans Option 1 (drawing A1051-BOW-ZZ-ZZ-DR-A-2000 rev P3)
- Proposed Elevations Option 1 (drawing A1051-BOW-ZZ-ZZ-DR-A-3000 rev P4)
- As Proposed Street Views (drawing A1051-BOW-ZZ-ZZ-DR-A-SK01 rev P4)
- As Consented and Proposed Block Plan (drawing A1051-BOW-A0-00-DR-A-1001 rev P2)

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- Site Location Plan (drawing A1051-BOW-A0-00-DR-A-1000 rev P2)

I confirm that the alterations are acceptable and may be considered as a non-material amendment to the approved drawings. It should be noted that this letter relates only to the non-material amendment sought and it is not a re-issue of the original planning permission. The two documents should be read together and as such, all conditions imposed on the original granting of planning permission apply to the proposal as now amended. A copy of this letter and the amended plans will be retained on the public record of approved documents.

I would draw your attention to the need to deal with the Building Surveyor to ensure that the proposal, as amended, still complies with the Building Regulations.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Victor Grayson

Victor Grayson, Development Management Masterplanner
for Mathias Franklin, Head of Planning and Development