

**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:	2024/62/93519/W
Site Address:	4, Greave House Lane, Lepton, Huddersfield, HD8 0DJ
Description:	Demolition of existing garage and erection of single storey front extension
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: 05-Mar-2025

Officer Report.

Reference: 2024/93519

Location: 4, Greave House Lane, Lepton, Huddersfield, HD8 0DJ

Proposal: Demolition of existing garage and erection of single storey front extension

Site Description.

4 Greave House Lane is a large, detached stone property with a stone slate roof. The property has a detached double garage and has had various extensions. The property is within large grounds with a public footpath along part of the access and north eastern boundary.

The application site is located within the Green Belt.

Description of Proposal.

Planning permission is sought for the demolition of existing garage and erection of a single storey front extension.

The existing detached garage to the front of the main house is proposed to be demolished. A single storey extension is proposed to be constructed in its place, to cover a similar footprint, with the addition of what is currently an gap between the house and existing garage and would connect the proposed extension to the main house. The proposed extension would measure 9.7 metres in length by 5.9 metres in width.

The roof of both sections would be pitched and tiled in natural stone slates, with the roof of the infill section stepped down slightly. The external walls of the extension would be constructed from coursed natural stone to match the existing house, with a stained timber clad feature on part of the south elevation.

Window and door openings are proposed on the north and south elevations.

History of Negotiations.

No negotiations took place, and no amended plans were sought or submitted.

Relevant Planning History.

- 86/05415 – Extension to existing dwelling. *Approved.*
- 88/01111 – Erection of extension to form garage with bedroom over. *Approved.*
- 90/04521 – Single storey extension to form lounge. *Approved.*

- 2017/90405 – First floor side extension. *Refused*.
- 2017/92943 – Erection of first floor extension to side. *Refused*.

This application was refused on the basis the property has been extended previously with the consequence that when these extensions are viewed together with the proposed extension, the cumulative impact is such that they form disproportionate additions to the original building with the original building no longer the dominant element on site. This would constitute inappropriate development within the Green Belt which is, by definition, harmful to the Green Belt. No very special circumstances have been demonstrated which clearly outweigh the harm to the Green Belt that this development would cause by reason of inappropriateness or the further harm to its openness, due to the physical scale of the development proposed.

- 2021/91584 - Certificate of lawfulness for proposed erection of two storey extension. *Approved*.

In the consideration of this application the fact there is a realistic fall back in place as a result of permission 2021/91584 is a consideration which is afforded weight.

Representations.

This application was advertised via neighbour letters.

Final publicity date expired: 10th February 2025.

No representations received.

Consultation Responses.

KC Highways Development Management – The proposals are considered acceptable to Highways Development Management.

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).

The application site is located within the Green Belt.

A public footpath (KIR/73a/10) runs along part of the access and north eastern boundary.

The site is within an area with a known presence of bats.

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
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP23 – Core Walking and Cycling Network
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP51 – Protection and Improvement of Local Air Quality
- LP57 – The Extension, Alteration or Replacement of Existing Buildings

Supplementary Planning Documents:

- Highways Design Guide SPD (2019)
- 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 December 2024, together with Circulars, Parliamentary Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 12 – Achieving well-designed places
- Chapter 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:

Chapter 2 of the NPPF states that: *“Planning policies and decisions should play an active role in guiding development towards sustainable solutions...”*

Chapter 2 of the NPPF goes onto further state that objectives should: *“support*

strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment...

In line with the NPPF, Policy LP1 of the Kirklees Local Plan (KLP) declares that: *"...the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF."*

Policy LP1 goes further and states: *"The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area."*

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

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) and (d), could be applicable in this case which state the following:

(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

(d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

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;

a) 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;

- b) 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*
- c) 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 demolition of the detached garage and the erection of a single storey front extension.

The submitted Statement goes further, setting out the following assessment of the application in relation to paragraph 154(c) of the NPPF:

“The property has been extended previously. The LPA may therefore consider that further extensions to the property would be disproportionate additions over and above the size of the original building in respect of paragraph 154 c) in the NPPF.

However, in August 2021, a Certificate of Proposed Lawful Development application for the erection of a two storey rear extension was approved. The two storey extension had a volume measuring 130 cu.m.

The Certificate of Proposed Lawful Development is therefore considered to be a relevant material planning consideration as a fallback position for this application and as detailed below, is considered to constitute ‘very special circumstances’ in this case in the event the LPA deem the extension to be disproportionate.

When factoring in the demolition of the existing detached garage, the volume of the current proposals is significantly lower than the permitted development fallback position (130 cu.m PD vs 89 cu.m proposed). Moreover, the overall design in terms of layout, siting and form would have less impact on the openness of the Green Belt than the fallback position.”

The planning statement also includes a comparison table, a copy of which is below:

	Permitted Development Fallback	Proposed Development	Difference
Two-storey rear extension	130 cu.m	-	- 130 cu.m
Single storey front extension	-	195 cu.m	+ 195 cu.m
Existing garage demolished	-	- 106 cu.m	- 106 cu.m
Totals	130 cu.m	98 cu.m	- 41 cu.m

Therefore, given the above, officers consider that, on this occasion, the planning balance needs to be considered, with the submitted Planning Statement setting out factors considered to constitute very special circumstances in this case, principally in the form of a legitimate and lawfully established fallback position.

As set out in paragraph 152 of the NPPF, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 of the NPPF goes on to advise that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

When considering if weight can be afforded to this 'fall-back' position, the following tests should be applied:

- (a) Whether there is a fall-back use, that is to say whether there is a lawful ability to undertake such a use
- (b) Whether there is a likelihood or real prospect of such a use occurring (e.g. structural survey, comparable quotations/costs of each proposal, evidence that there is a reasonable prospect of the works taking place); and
- (c) If the answer to (a) and (b) is "yes", then a comparison will be made between the impact between the proposed development and the fallback use at application stage.

The above explanation and information provided within the submitted Planning Statement weighs in favour of there being very special circumstances in this case. In conjunction with the criteria set out above, it is considered that the development that could be undertaken at site is a circumstance which can be afforded such weight as to be considered a factor which weighs in favour of there being very special circumstances in this case.

The submitted planning statement confirms that the two-storey extension considered under Certificate of Lawfulness application 2021/91584 has not been implemented. Therefore, given that the Local Planning Authority are satisfied that development of the two-storey extension has not commenced, it is considered weight can be afforded to the fact that permitted development rights can be removed, as a condition of any grant of permission. It is considered this is a factor which forms part of the very special circumstances that weigh in favour in this case.

It is considered that the removal of Permitted Development Rights for development included within Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) would be

applicable in this exceptional case in light of the fact it would contribute to there being identifiable very special circumstances.

Officers do not consider it reasonable to remove Permitted Development Rights for development within other classes of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) for this specific site. This is because, additions to the roof of the host dwelling are not considered to detriment the openness of the Green Belt, and the curtilage of the site is considered to be large enough to support the development of an outbuilding, should the additions comply with the requirements of Permitted Development, with regard to size, scale and design.

With regards to impacts to openness, this application seeks to demolish the existing garage to the front of the main house, with a single storey extension proposed to be constructed in its place, to cover a similar footprint, with the addition of an infill section to connect the proposed extension to the main house. Given that the existing garage is to be demolished, it is considered that the resultant built form (replacement extension and infill extension) would not have a significantly greater impact on openness in comparison to the existing situation at the site. In addition, the table submitted as part of the planning statement indicates that the proposal under this application would have a smaller volume than the fallback position by 41m³.

Therefore, as set out above within this section of the report, it is considered that there are considerations to represent very special circumstances in this case, which clearly outweighs the harm of the development in the Green Belt, by reason of inappropriateness and any other harm, all of which is discussed further below in this report. As such, it has been considered that the proposal can, on balance and subject to condition, be supported in this regard.

The proposal is considered to therefore comply with the policies within Chapter 13 of the NPPF.

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...’*

Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality.

Paragraph 5.2 of the House Extensions and Alterations SPD specifically refers to front extensions, with paragraph 5.14 setting out that:

'Single storey extensions on the front of a house and two-storey or first floor front extensions are usually unacceptable due to the impact on the character of the area and visual amenity and will not normally be permitted 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.'*

This planning application seeks permission to demolish the existing garage to the front of the main house and erect a replacement single storey extension in its place, to cover a similar footprint, with an infill section to connect the proposed extension to the main house.

The house itself is significantly set back from the public highway of Wakefield Road, accessed off the unadopted highway of Greave House Lane. Therefore, the dwellinghouse, and subsequently the proposed extensions, are well screened from public vantage points along the nearest public highway of Wakefield Road. The extensions would be visible from public vantage points along public footpath KIR/73a/10, however, given their replacement nature and design, this is not considered to pose any detriment from a visual amenity perspective. The design of the extensions is discussed further in the following paragraph.

The larger extension is to replace the existing garage to the front of the main house, with an infill extension proposed to connect the proposed extension to the main house. Both extensions are to be single storey in height, with the roof of the infill section stepped down slightly. Given the replacement nature of the proposed extensions and their single storey height, it is considered that they would appear as subservient additions in the context of the existing site and previously established built forms.

The external walls of the extension would be constructed from coursed natural stone to match the existing house, with a stained timber clad feature on part of the south elevation. The stained timber clad feature is considered to be an acceptable contemporary addition to the design of the extensions, which would not appear too dissimilar to the previously established double garage

door to the southern elevation of the existing detached garage which the extensions are to replace. The roof of both sections would be pitched and tiled in natural stone slates.

For the reasons set out within this section of the report, the proposed extensions are not considered to harm the character of the house or wider area, in accordance with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD and Chapter 12 of the NPPF.

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.

Sections B and C of Policy LP24 of the Kirklees Local Plan state that alterations to existing buildings should: *"...maintain appropriate distances between buildings"* and *'...minimise impact on residential amenity of future and neighbouring occupiers.'*

Further to this, paragraph 135 of the NPPF states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

In accordance with Principle 7 of the House Extensions and Alterations SPD, an appropriate extent of outdoor amenity space will be retained at 4 Greave House Lane.

The proposed extensions will retain a separation distance of approximately 30 metres from the neighbouring property of No. 5 Greave House Lane. Given this significant extent of separation, it is not considered that the proposals would result in any undue impacts of overbearing or overshadowing towards No. 5.

In addition, whilst glazing is proposed to the elevation of the extension facing towards No. 5 Greave House Lane, given the separation distance present and the existing areas of outdoor amenity space present around the host dwellinghouse, it is not considered that the windows to the extensions would result in undue impacts to the privacy of No. 5 Greave House Lane over and above the existing relationship that is shared between No. 4 and No. 5 with regard to overlooking.

The proposed extensions would retain a separation distance of approximately 18 metres from the neighbouring property of No. 3 Greave House Lane. Given this significant extent of separation, it is not considered that the proposals

would result in any undue impacts of overbearing or overshadowing towards No. 3.

Glazing is proposed on the elevation of the extension which faces towards No. 3. The window proposed to serve Bedroom A will not overlook No. 3, given the existing solid stone forward project to the principal elevation of the host dwelling which will obscure outlook from this window. The glazing proposed to serve Bedroom B on the south facing elevation will be conditioned upon any grant of approval, to be obscure glazed, to ensure that overlooking does not occur towards the main area of outdoor amenity space which serves No. 3 Greave House Lane.

Therefore, with the inclusion of the aforementioned condition, it is considered that the proposed extensions would not cause detrimental harm to the residential amenity of neighbouring properties. In turn, the proposed development is considered to comply with Chapter 12 of the National Planning Policy Framework, LP24 of the Kirklees Local Plan and relevant key design principles from the House Extensions and Alterations SPD.

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.

As part of the assessment and determination of this planning application, a formal consultation was undertaken with KC Highways Development Management. Within their consultation response, Highways Officers set out the following comments:

'Vehicle access to the site from Wakefield Road via Greave House Lane will remain as existing and is unaffected by the proposals.'

The proposals are unlikely to significantly intensify the use of this road.

These proposals are therefore considered acceptable to Highways Development Management.

Parking is proposed for 4 vehicles together with internal turning which is acceptable.

The provision of waste collection will remain as existing and is unaffected by the proposals.'

Upon any grant of approval, KC Highways Development Management recommend the inclusion of a condition regarding the surfacing and drainage of any new areas of hard surfacing.

With the inclusion of the aforementioned condition, it is considered that the proposal would be acceptable in accordance with Chapter 9 of the NPPF, LP21 and LP22 of the Kirklees Local Plan and Key Design Principle 15 of the House Extensions and Alterations SPD.

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 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.

As part of this application, a Climate Change Statement was submitted, setting out various mitigation measures. Considering the small-scale of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs any further mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the NPPF and Policy LP51 of the Kirklees Local Plan.

Bats:

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.

The application site is located within an area with a known presence of bats.

It is noted that the existing detached garage is to be demolished at the site as part of this application, therefore, careful attention has been paid when looking for evidence of bat roost potential. In this instance, the detached garage appeared well sealed around the eaves and roof area and it was judged unlikely to contain roosting bats.

Even so, as a cautionary measure, a note will be added to the decision notice stating that if bats are found development shall cease and the advice of a licensed bat worker sought. This is to accord with the aims of Chapter 15 of the NPPF.

Public Footpath:

A public footpath (KIR/73a/10) runs along part of the access and north eastern boundary. In accordance with Policy LP23 of the Kirklees Local Plan, the proposals to 4 Greave House Lane would not detriment the continued use or function of this public footpath. As such, the proposals are considered to be acceptable in this regard.

6) 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 and is therefore recommended for approval.

Recommendation: Approve
Decision Authorisation – Delegated Powers
Application Number: 2024/93519
Officer Recommendation: Approve

Conditions & 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, LP21, LP22, LP23, LP24, LP30, LP51 & LP57 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 15 and 16 of the Council's adopted Supplementary

Planning Document on House Extensions and Alterations and Chapters 2, 4, 12, 13, 14 & 15 of the National Planning Policy Framework.

3. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) no development included within Classes A and AA of Part 1 of Schedule 2 to that Order shall be carried out within the site outlined in red on the submitted Location Plan without the prior written consent of the Local Planning Authority.

Reason: In the interests of the Green Belt to accord with the requirement for very special circumstances to be demonstrated in this case to comply with policies within Chapter 13 of the National Planning Policy Framework.

4. The external walls of the extensions hereby approved shall be faced in coursed natural stone to match the existing house, with a stained timber clad feature on part of the south elevation as shown on Dwg No. 684-A03 rev B. The roofs of the extensions shall be tiled in natural stone slates. These materials shall thereafter be retained.

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 and 2 of the House Extensions and Alterations Supplementary Planning Document and Chapter 12 of the National Planning Policy Framework.

5. The development shall not be occupied until the glazing on the south facing elevation to serve Bedroom B hereby approved has been obscure glazed. The obscure glazing shall thereafter be retained for the lifetime of the development.

Reason: In the interests of the amenity of the occupiers of neighbouring property No. 3 Greave House Lane and to accord with policy LP24 of the Kirklees Local Plan, Principle 3 of the adopted SPD on House Extensions and Alterations and Policies within Chapter 12 of the National Planning Policy Framework.

6. The extensions hereby approved shall not be brought into use until any new areas of hard surfacing have been laid out with a hardened 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) this shall be so retained, free of obstructions and available for parking.

Reason: In the interests of amenity and traffic safety, to ensure adequate space within the site for vehicle movements and parking and to ensure that the additional hardstanding area is appropriately drained

to mitigate flood risk in accordance with Policies LP21, LP22, LP28 and LP34 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulations of the Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and Specifications Schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	-	-	19.12.2024
Ground Floor Plans As Existing & As Proposed	684-A01	A	19.12.2024
Elevations As Existing	684-A02	-	19.12.2024
Elevations As Proposed	684-A03	B	19.12.2024
Planning Statement	-	-	19.12.2024
Climate Change Statement	-	-	19.12.2024

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 preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

Report Dated: 19.02.2025