

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:	2025/62/90099/W
Site Address:	7, Bradley Grange Gardens, Bradley, Huddersfield, HD2 1QX
Description:	Erection of single and two storey extensions to the side, front and rear and formation of extended access including associated works
Recommending Officer:	Molly Storer

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 25-Apr-2025

Officer Report.

Site Description.

7 Bradley Grange Gardens is a two-storey detached property located in Bradley, Huddersfield. The property is faced in brick, with a gable roof above, infilled with concrete tiles. To the side elevation, the property benefits from an attached garage. Within the wider curtilage, outdoor amenity space is available to the front and rear, with on-site parking available via the front driveway.

The property is located within a residential area, with the properties located within Bradley Grange Gardens sharing a sense of similarity, having a similar style of design and construction.

Description of Proposal.

Erection of single and two storey extensions to the side, front and rear and formation of extended access including associated works.

Single storey side extension:

The garage to the west side elevation would be removed and replaced with a side extension which runs the length of the house by 11.5m and extends beyond the side wall by 3.2m. Due to the topography of the site the overall height to the rear would be 3.8m and 4m to the front both having lean to roof designs.

Two storey side extension:

The two storey element would be located above part of the single storey side extension but would be set in from the front and the rear. This would also project 3.2m beyond the side wall of the house and would have a length of 6.7m. it would have an overall height of 7.4m with a gable roof.

Single storey front extension:

The single storey front extension would see the area to the front of the house which is currently covered by a canopy being extended in line with the existing projecting window. This would be a projection of 0.9m which extends a width of 6.5m from the existing projecting window and meeting the single storey side extension. This element would have a lean-to roof.

Two storey rear extension:

The rear extension would project 3m from the rear wall and would have a width of 7.185m. it would have a height to the eaves of 5.15m and an overall height of 7.4m with a hipped roof design.

The extensions would be faced in matching brickwork and the roofs of the extensions would be infilled with matching concrete tiles. The house would see an increase of bedrooms from 3 to 4 and the access to the front of the property would be extended.

History of Negotiations.

The agent was contacted as there were concerns with regards to the original proposal. It was noted that the site had two previous refusals for schemes similar to the originally submitted scheme under this application which were refused for visual and residential amenity reasons.

It was requested that the agent clearly demonstrate how these reasons have been reasonably addressed. The agent responded showing amended plans with the balcony removed from the plans and a site plan annotated with windows and a 45 degree line. These plans will be assessed in the following report.

Relevant Planning History.

At the application site:

- 2024/91912 - Erection of front, side and rear extensions with extended dropped kerb and associated alterations. Refused 9th May 2024.

Reason for refusal 2024/91912:

- 1. The proposed extensions by reason of their design, scale and massing would fail to be subservient to the original dwelling, would appear as incongruous and discordant additions to the host dwelling, which would, in turn, harm the character and appearance of the dwelling and the character of the wider street scene. The proposal would therefore be contrary to Policy LP24(a) and (c) of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Kirklees House Extensions and Alterations Supplementary Planning Document and national Policy set out in Chapter 12 of the National Planning Policy Framework.*
 - 1. By reason of its close proximity, the proposed development would result in unacceptable levels of overshadowing and be unduly oppressive and overbearing to the occupiers of No.'s 5 and 9 Bradley Grange Gardens, contrary to Policy LP24 of the Kirklees Local Plan, Key Design Principles 5 and 6 of the Council's adopted House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.*
- 2023/91718 – Erection of front, side and rear extensions with extended dropped kerb and associated alterations. Refused 4th September 2023.

Reason for refusal of 2023/91718:

- 1. The proposed extensions by reason of their design, scale and massing would fail to be subservient to the original dwelling, would appear as incongruous and discordant additions to the host dwelling, which would, in turn, harm the character and appearance of the dwelling and the character of the wider street scene. The proposal would therefore be contrary to Policy LP24(a) and (c) of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Kirklees House Extensions and Alterations Supplementary Planning Document and national Policy set out in Chapter 12 of the National Planning Policy Framework.*

A subsequent appeal to this decision was dismissed on 13th March 2024 (Inspectorate ref: 3333887)

To neighbouring properties:

- 2022/92772 – 3 Bradley Grange Gardens - Erection of 2 storey rear extension. *Granted.*
- 2003/93151 – 1 Bradley Grange Gardens – Erection of first floor extension. *Granted.*
- 2005/90014 – 1 Bradley Grange Gardens – Erection of 2 storey extension. *Granted.*
- 2006/93841 – 6 Bradley Grange Gardens - Erection of first floor extension, single storey extension and alterations. *Granted.*
- 2007/93520 – 6 Bradley Grange Gardens - Erection of single storey extension and conservatory. *Granted.*

Representations.

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters which expired on 7th March 2025.

In response to publicity, two objections were received, which raised the following concerns:

Visual and Residential Amenity:

- The proposal is still out of character for the area.
- The extension is too large for the plot of land.
- The two storey rear extension would impact natural light to neighbouring properties.
- Overlooking concerns due to the bathroom window.

- Concerns over increased noise.
- Proposed balcony will not be in keeping with the area.
- New plans haven't changed and neighbours would continue to be overlooked.
- Previous reasons for refusal are still relevant.

Trees and Ecology:

- Mature trees at the rear of the property would have to be felled to create light. Nesting birds and squirrels are regularly seen in these trees.

Drainage / Flooding:

- There are many underground streams and springs in the area and an extension could cause the water courses to change direction which could affect neighbouring properties with flooding.
- Concerns about the redirection of the underground soil pipe as it gets blocked the bends in the pipe may create problems with drainage.

Consultation Responses.

No consultations were deemed necessary.

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 site falls 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
- LP24 – Design
- LP51 – Protection and improvement of local air quality

Supplementary Planning Documents:

- Highways Design Guide SPD (2019)

- House Extensions and Alterations SPD (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 20th 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 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment.

The following matters will be considered as part of the assessment of the proposal. These considerations will be looked at in detail individually:

- 1) Principle of Development
- 2) Impact on Visual Amenity
- 3) Impact on Residential Amenity
- 4) Impact on Highway Safety
- 5) Other Matters
- 6) Representations
- 7) Conclusion

1) Principle of 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 on to 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”*.

An assessment of impacts on visual and residential amenity, as well as highway safety and any other impacts that may arise are discussed below.

1) Impact on Visual Amenity

The NPPF offers guidance relating to design in chapter 12 (achieving well designed places) whereby paragraph 131 provides a principal consideration concerning design which states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Paragraph 135 of the NPPF is of relevance, in particular the following parts:-

- *‘b) Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping’*
- *‘c) Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change’*

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...’*

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 5.17 of the House Extensions and Alterations SPD sets out that single-storey side extensions should:

- not extend more than two thirds of the width of the original house;
- not exceed a height of 4 metres;
- be set back at least 500mm from the original building line to allow for a visual break.

Paragraph 5.20 of the House Extensions and Alterations SPD sets out that two-storey side extensions should:

- not take up all or most of the space to the side of a house;
- maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and
- be set back at least 500mm from the front wall of the house.

Paragraph 5.14 of the House Extensions and Alterations SPD sets out that front extensions should not be permitted unless:

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

Paragraph 5.8 of the House Extensions and Alterations SPD sets out that two-storey rear extensions will be considered based on the extent of overshadowing, loss of privacy and outlook. Generally, two-storey rear extensions should:

- be proportionate to the size of the original house and garden;
- not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings);
- not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties;
- not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary;
- be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre; and
- not adversely affect habitable room windows where they adjoin a neighbour's boundary.

Whilst it is noted that the footprint of the dwelling would significantly increase, these additions are now predominantly to the side and rear. The amended plans show the first floor front element removed and the first floor element of the side extension set back behind the front elevation. This means that the two storey side extension will now comply with the SPD as the first floor element is set back by 1m and set down from the roof ridge of the existing house. It is also set in from the side boundary by 1m.

The design would still see a single storey front element and the single storey side element would extend to align with this. However, this design has overcome previous reasons for refusal as it is now limited to single storey and would not extend beyond the existing canopy to the front. It would also be in-line with the existing bay window to the front of the property. Therefore, although front extensions are usually not acceptable, on balance it is considered in this instance that the front element is now of a design which is subservient to the original dwelling would not harm the character of the wider street scene.

The development would still be clearly visible and prominent from public vantage points along Bradley Grange Gardens, with the dwelling prominently set within the street scene. However, the amended design to the front, where vantage points are most prominent, would see an unsympathetic flat roof design, not prevalent within the immediate street scene, replaced with a set back and set down extension with a gable roof to match the existing property. The new design, with matching materials, would result in a subservient extension that would maintain the rhythm of development and the character of development in the area.

The two storey rear extension would still only maintain a gap of 1m to the boundary with No.9 but has been reduced in size from the previous refusals. It would not only project from the rear wall by 3m but would be set down by 0.5m with a hipped roof. Therefore, although it does not comply strictly with the SPD, it will not extend further than the rear at number 9 where it is within 1.5m of the boundary and where it extends further to the rear than number 7, the two storey rear element is at a separation distance of over 4m.

For the above reasons, it is considered this proposal has overcome the previous reasons for refusal and on balance would be subservient to the original dwelling as required by Key Design Principle (KDP) 2 of the House Extensions and Alterations SPD (the SPD) and Policy LP24c of the Local Plan.

It is therefore considered that the proposed developments would be not harm the character and appearance of the dwelling and would be sympathetic additions to the character of the wider street scene, complying with Chapter 12 of the NPPF, LP24 (a and c) of the Kirklees Local Plan and guidance within Principles 1 and 2 of the SPD.

2) Impact on Residential Amenity

Section B and C of LP24 states 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 National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

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.

The proposal is considered to retain a sufficient extent of outdoor amenity space at 7 Bradley Grange Gardens in accordance with Key Design Principle 7 of the House Extensions and Alterations SPD.

No. 5 Bradley Grange Gardens:

This neighbouring property is located to the west of the application site.

The proposed extensions would retain a minimum separation distance of approximately 1.6m from the shared boundary with No. 5 Bradley Grange Gardens.

With regards to the proposed single storey front extension, No. 5 has a solid two-storey side elevation, which currently projects forward of the current building line of No. 7. Therefore, given this existing relationship between No. 5 and No. 7, it is not considered that the proposed front extension would result in any undue impacts of overbearing or overshadowing to the occupiers of this neighbouring property.

In addition, officer's note that the majority of the proposed two-storey side extension would sit adjacent to the solid side elevation of No. 5. Whilst a length of approximately 3.85 metres of the two-storey side extension would project beyond the brick rear elevation of No. 5, it would retain a separation distance of 2.6 metres from the siting of the conservatory to the rear of this neighbouring property and would not cut a line of 45-degrees across the glazing which serves the conservatory, or the closest first floor windows. Therefore, for these reasons, it is not considered that the proposed two-storey side extension would result in undue impacts of overbearing or overshadowing towards No. 5.

With regards to the rear elements, the design has been reduced from the previous refusal from 4m to 3m. Although the single storey lean-to rear extension would not be compliant with the 45-degree rule, as set out under Key Design Principle 5 of the House Extensions and Alterations SPD, it is noted that the single storey rear element will have a limited projection, eaves and overall height. Furthermore, the two storey rear extension now is of a hipped roof design to further limit overall bulk and massing to this neighbour.

The proposal includes some glazing to face directly towards No. 5 Bradley Grange Gardens. This to serve bathrooms, a utility room and the kitchen. Upon any grant of approval, a condition is recommended to be imposed to obscure glaze all these windows to the side elevation, for reasons of protecting residential privacy and mitigate undue levels of overlooking.

It is considered that the overall impact of the extensions has overcome previous reasons for refusal and would not result in undue impacts of overbearing and overshadowing for the occupiers of No. 5.

No. 9 Bradley Grange Gardens:

This neighbouring property is located to the east of the application site.

The proposed two-storey rear extension would be separated from the shared boundary with No. 9 by approximately 1m and due to the reduction in projection from the previous proposal the rear extension would not project beyond the rear elevation of No.9.

It is also noted that the proposed two-storey extension would not cut a line of 45-degrees to any habitable room windows to the rear of No. 9 and would not extend towards the patio area which serves No. 9, considered to be a primary area of functional outdoor amenity space to serve the occupiers of No. 9. This means that there would be no significant overdue overshadowing/overbearing impact to this property.

The only glazing proposed to the side elevation of the dwelling adjacent to No. 9 is a bathroom window. This would therefore likely be obscure glazed and as such, would not impact upon residential privacy with regard to overlooking. To ensure appropriate levels of residential amenity would be achieved, upon any grant of permission, a condition is recommended to be imposed to ensure this window be obscure glazed and non-opening.

For the reasons set out in this section of the report, the proposed development to No. 7 Bradley Grange Gardens is considered to overcome the previous reasons for refusal and would not cause significant undue levels of overshadowing for the occupiers of No.'s 5 and 9 Bradley Grange Gardens. It is therefore considered that the proposed development complies with policies within Chapter 12 of the NPPF, Policy LP24 of the Kirklees Local Plan and Key Design Principles 5 and 6 of the Council's adopted House Extensions and Alterations SPD.

3) 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 and Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

The proposed extensions would increase the number of bedrooms from three to four. The guidance within the Council's House Extensions and Alterations SPD sets out that 4+ bedroom dwellings should provide 3 off-street parking spaces.

The proposal includes plans to increase the size of the existing driveway, as shown on the location plan submitted as part of the 'Existing Layout' (Ref: PDA23-069-002 Rev D). Given that the driveway is to be extended, and the kerb to be dropped, it is concluded that appropriate levels of off-street parking would be provided at 7 Bradley Grange Gardens.

Upon any grant of approval, it is recommended that a condition be attached regarding surfacing and drainage for new areas of hard surfacing and a footnote included regarding works to the highway. This would be to ensure that additional hard surfaces did not increase surface water run-off.

With the inclusion of this aforementioned condition and footnote, the proposed developments at 7 Bradley Grange Gardens would appropriately accord with Chapter 9 of the NPPF, Policies LP21 and LP22 of the Kirklees Local Plan and Key Design Principle 15 of the House Extensions and Alterations SPD.

4) 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.

Considering the scale of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The inclusion of a new floor to the dwelling and roof would improve the insulation envelope of the whole building. A climate change statement has been submitted with the application. The proposed development would therefore comply with Chapter 14 of the NPPF and Policy LP51 of the Kirklees Local Plan.

5) Representations

In response to publicity, two objections were received. The concerns raised within the objections are set out below, accompanied with an officer response.

Visual and Residential Amenity:

- The proposal is still out of character for the area.
- The extension is too large for the plot of land.
- The two storey rear extension would impact natural light to neighbouring properties.
- Overlooking concerns due to the bathroom window.
- Concerns over increased noise.
- Proposed balcony will not be in keeping with the area.
- New plans haven't changed and neighbours would continue to be overlooked.
- Previous reasons for refusal are still relevant.

Officer Response: *These comments have been noted and taken into consideration and are addressed in Section 2 and 3 of this officer's report. This sets out an in-depth assessment of the proposals impacts to both visual and residential amenity.*

Trees and Ecology:

- Mature trees at the rear of the property would have to be felled to create light. Nesting birds and squirrels are regularly seen in these trees.

Officer Response: *The Council's GIS mapping system does not show any trees within the immediate site or wider area to be protected by Tree Preservation Orders. In addition, the submitted application form sets out that no trees or hedges are to be removed or pruned.*

Drainage / Flooding:

- There are many underground streams and springs in the area and an extension could cause the water courses to change direction which could affect neighbouring properties with flooding.
- Concerns about the redirection of the underground soil pipe as it gets blocked the bends in the pipe may create problems with drainage.

Officer Response: *The Council's GIS mapping system does not show any watercourses to run through the site which would require consideration as part of the determination of this planning application and the site is not located in a flood zone. Therefore, it is considered that the objections raised regarding flooding are private matters or those considered through other regulatory functions rather than material planning considerations.*

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

Recommendation: Approve

Decision Authorisation – Delegated Powers

Application Number: 2025/90099

Officer Recommendation: Approve

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

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 to accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Key Design Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework.

3. All windows within the west side elevation facing No.5 Bradley Grange Gardens upon submitted plan titled 'proposed revised layout' (ref: PDA23-069-004 Rev E) shall be obscurely glazed and be non-opening.

Reason: In the interests of residential amenity and to accord with Policies LP24 of the Kirklees Local Plan, principle 3 of the House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

4. All windows within the east side elevation facing No.9 Bradley Grange Gardens upon submitted plan titled 'proposed revised layout' (ref: PDA23-069-004 Rev E) shall be obscurely glazed and be non-opening.

Reason: In the interests of residential amenity and to accord with Policies LP24 of the Kirklees Local Plan, principle 3 of the House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

5. Prior to the development being brought into use, the approved vehicle parking areas shall 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; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to ensure satisfactory surface water drainage of the site in accordance with Policy LP21 and LP28 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: The 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:

Plan Type	Reference	Version	Date Received
Existing Layout and location plan	PDA23-069-002	D	09/04/2025
Proposed Revised Layout	PDA23-069-004	E	09/04/2025
Climate Change Statement	-	-	15/01/2025
Application form	-	-	15/01/2025

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.

The agent was contacted as there were concerns with regards to the original proposal. It was noted that the site had two previous refusals on applications similar to the originally proposed scheme under this application which were refused for visual and residential amenity reasons.

It was requested that the agent clearly demonstrate how these reasons have been reasonably addressed. The agent responded showing amended plans with the balcony removed from the scheme. These plans have been discussed in the officers report.

Report dated: 18th April 2025