

**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:	2025/62/90583/E
Site Address:	2, Elm Street, Skelmanthorpe, Huddersfield, HD8 9BH
Description:	Erection of rear dormers, raising of roof height and alterations to workshop to form dwelling
Recommending Officer:	Elenya Jackson

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 22 December 2025

Officer Report

Site Description

2, Elm Street, Skelmanthorpe, Huddersfield, HD8 9BH is a single storey, detached, stone out building which has previously been used as a workshop.

The building is currently in a state of disrepair.

The property is located down Elm Street which is located just outside the centre of Skelmanthorpe village centre. The street scene is comprised of residential dwellings; however, they are not uniform in design or scale.

Dwellings are located on the opposite side of the road compared to the application site and are set back from the street scene by front gardens.

The site is located in a low risk coal area and within 200m of a historic landfill site.

Description of Proposal

The application is seeking planning permission for the conversion the building into a single dwelling which would be facilitated by increasing the roof height of the building by 50cm and adding dormers to the rear elevation

The proposal would have a maximum height of 6.2m and a width of 16m.

The proposed dormers would have a width of 9.8m and 4.7m.

History of negotiations/amendments received

Discussions were entered during the course of the application relating to the red line boundary of the site and concerns regarding excavation on site to the walls south of Elm Street. The agent requested that conditions were imposed in relation to retaining structures, and the application was therefore progressed.

Relevant Planning History

No relevant planning history.

Representations

The application was advertised by site notice and publicised online. Final publicity expired 4/04/2025.

6 representations were received in response to the above publicity and raised the following concerns:

- Parking concerns
- Tree removal on site
- Drainage concerns
- Overlooking
- Excavation impacting land stability
- Highway safety
- Design causing safety issues
- Unclear of proposed materials
- Boundary treatments not clear
- Site clearance concerns
- Concerns regarding trees on site
- Impact on listed building to south of site
- Recent refusal in area due to highways concerns

Consultation Responses

KC Highways DM (informal) – no objections following submission of updated parking arrangements.

KC Highways Structures- Further details required.

Policy

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

The site is unallocated on the Kirklees Local Plan Proposals Map. The most relevant policies for consideration in this case are:

Kirklees Local Plan:

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 21** - Highways and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 28** - Drainage
- **LP 30** - Biodiversity & Geodiversity
- **LP 52** - Protection and Improvement of Environmental Quality
- **LP 53** – Contaminated and Unstable Land
- **LP 33** - Trees

In this case, the following SPDs are applicable:

- Highways Design Guide SPD (adopted 4th November 2019)
- House Extensions and Alterations SPD (adopted 29th June 2021)

- Biodiversity Net Gain Technical Advice Note (adopted 29th June 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 12 – Achieving well-designed places
- Chapter 15- Conserving and enhancing the natural environment

Assessment

The following matters are considered in the assessment below –

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

1 – Principle of development:

NPPF Paragraph 11 and Policy LP1 of the Kirklees Local Plan outline a presumption in favour of sustainable development. It adds, within the same paragraph, that where the policies in the Development Plan, deemed most relevant to the consideration of the proposal in question are out-of-date, the default position is that planning permission should be granted unless:-

a) policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or

b) any adverse impacts of so doing would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

In the case of applications for residential development such as this, the NPPF adds that policies will normally be considered 'out of date' if the Local Planning Authority cannot demonstrate a five year supply of deliverable housing land.

The Local Plan identifies a minimum housing requirement of 31,140 homes between 2013 and 2031 to meet identified needs. This equates to 1,730 homes per annum. National planning policy requires local planning authorities to demonstrate five years supply of deliverable housing sites against their housing requirement.

The 2023 update of the five-year housing land supply position for Kirklees shows 3.96 years supply of housing land, and the 2022 Housing Delivery Test (HDT) measurement which was published on 19th December 2023 demonstrated that Kirklees had achieved a 67% measurement against the required level of housing delivery over a rolling 3-year period (against a pass threshold of 75%).

As the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, and delivery of housing has fallen below the 75% HDT requirement, it is necessary to consider planning applications for housing development in the context of NPPF paragraph 11 which triggers a presumption in favour of sustainable development. 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.”

The Council’s inability to demonstrate a five-year supply of housing land, or pass the Housing Delivery Test, weighs in favour of housing development but this has to be balanced against any adverse impacts of granting the proposal. Having visited the site, officers are of the opinion that the site is contained within a residential setting, in a sustainable location. As such, the principle of erecting a new dwelling in this location may be acceptable, meeting the requirements of Policies LP1 of the Local Plan and Chapters 2, 5 and 9 of the NPPF in this regard.

2 – Impact on visual amenity

Chapter 12 of the NPPF sets out that decisions should ensure that, amongst other things, developments are sympathetic to local character, including the surrounding built environment (para.127 of the NPPF). Policy LP24 of the KLP expands on this further, setting out that good design should be at the core of all proposals in the district.

The proposed development would require alterations to the exterior of the property to facilitate its use as a dwelling, these include raising the roof, alterations to fenestration, the erection of dormers on the southern boundary.

Officers consider that properties within the vicinity are not matching in design materials or scale and the proposed alterations to the application property would not result in the proposed dwelling appearing out of keeping with the street scene.

Having taken the above into account, the proposed development would not cause any significant harm to the visual amenity of either the host dwelling or

the wider street scene complying with Policy LP24 of the Kirklees Local Plan and the aims of chapter 12 of the National Planning Policy Framework.

3 – Impact on residential amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out in terms of policy LP24 c), which states that proposals should promote good design by, amongst other things, providing a high standard of amenity for future and neighbouring occupiers.

Impact on 5 Commercial Road: adjoins the application site to the south east and is a grade 1 listed building.

Overlooking: The proposal would feature a rear facing dormer to serve habitable rooms. It is noted that there is a substantial change in levels between no.5 and the application property and not a direct relationship between the two. Therefore, no significant issues would be raised regarding overlooking.

Overshadowing/loss of light: Due to the change in levels between No.5 and the application site, the proposal would result in only be a 50cm increase in maximum height. Therefore, no significant issues would be raised regarding overshadowing/loss of light or overbearing.

Impact on 5 Elm Street: is located 17m to the north of the application site.

Overlooking: The proposal would feature two windows at ground floor level relating to a bathroom and a second window to a living area. At first floor level, the proposal would have roof lights to serve a bedroom. No.5 has one side facing window for a dormer. As the ground floor windows would be secondary/non-habitable and the first floor windows would be angled in such a way that no significant concerns would be raised regarding overlooking, no loss of privacy would result to this neighbouring property.

Overshadowing/loss of light: The application property is on lower ground than no.5 and the proposal would result in a 50cm increase in maximum height. Therefore, no significant issues would be raised regarding overshadowing/loss of light or overbearing.

Amenity of the Proposed Occupiers

Principle 16 of the 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.”

National space standards require the following gross internal floor areas:

3Bedroom, 4-person dwelling set over 2 storeys- 84 square metres

3Bedroom, 5-person dwelling set over 2 storeys- 93 square metres

3Bedroom, 6-person dwelling set over 2 storeys- 102 square metres

The proposed dwelling would have three bedrooms and is therefore required to have a minimum space of 84m². The dwelling would have a floor space of 118m² and would therefore meet this requirement.

Principle 17 of the House Builders Design Guide SPD states 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. External space should be able to accommodate activities such as playing, drying clothes, cycle, waste and recycling storage.

Due to the property having access to outdoor amenity space, the proposal is considered to accord with Principle 17 of the SPD.

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 and LP52 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, and the National Planning Policy Framework.

4 – Impact on highway safety

The proposed development would result in one three bedroom dwelling, in which case two parking spaces are required.

Officers have discussed the application with KC Highways DM.

The application demonstrates two parking spaces which are considered acceptable to HDM.

The plans demonstrate bin storage on site, and the proposed scheme would be acceptable. As such the scheme would not represent any additional harm in terms of highway safety and as such complies with Policies LP21 and LP22 of the Kirklees Local Plan.

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 pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

In this case, a climate change statement has been provided in support of the application. As the proposal is for alterations to the existing structures on site it has not been considered necessary to request further details of this.

Biodiversity

Chapter 15 of the NPPF relates to conserving and enhancing the Natural Environment. Paragraph 192 of the NPPF outlines that decisions should promote the protection and recovery of priority species, and identify and pursue opportunities for securing net gains for biodiversity. Paragraph 193 goes on to note that if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Site clearance has taken place prior to the determination of this application; there was one large tree remaining on site at the time of the case officer's site visit. Details have not been provided that this tree would be removed on site to facilitate the development and the tree is not subject to a tree preservation order.

Due to the proposal not increasing the footprint of the building, the site qualifies as a de minimis exemption in relation to BNG and therefore no further details are required in relation to BNG. The small scale of the proposal would not raise any significant impacts to existing vegetation or biodiversity. As such, it is proposed that this would require no additional compensation or mitigation to improve biodiversity to make it acceptable in line with KDP 12-13 of the SPD and Policy LP30 of the Kirklees Local Plan.

Officers consider it necessary to condition ecological enhancement measures on the site.

Contaminated Land

Officers have reviewed the application informally with Kirklees Environmental Health. Due to the former use of the site and ground works being required, full contaminated land conditions are required to ensure the proposal is suitable for occupation in accordance with chapter 15 of the National Planning Policy Framework and Policy LP52 of the Kirklees Local Plan.

Highways Structures

Officers have consulted KC Highways Structures on the proposal as there is a change in ground levels between the application site and properties to the south and there are excavation works proposed on site. Details of the retaining structures were requested to be provided and were not forthcoming.

As a result, officers will be imposing a condition, should permission be granted, relating to an assessment of all walls on site prior to the commencement of works to ensure the proposal would not destabilise the site in accordance with Policies LP21 and LP22 of the KLP and Chapter 15 of the National Planning Policy Framework.

6 - Representations

- Parking and Highway Safety concerns

Officer response: The proposal has been reviewed by KC Highways who raised no objections.

Tree removal on site

Officer response: The site has been cleared prior to the submission of the application and it is not indicated that any further trees would be removed. The trees on site are not subject to a TPO.

- Drainage concerns

Officer response: The proposal is not located within an area known to have drainage issues and due to the scale and location of the proposal, it is considered that a suitable drainage strategy could be provided on site.

- Overlooking

Officer response: The proposal would not have a direct relationship with any windows at neighbouring properties.

- Excavation impacting land stability

Officer response: It is the responsibility of the applicant to ensure the site is safe and stable for occupation. Officers have imposed conditions on the application relating to the retaining wall.

- Unclear of proposed materials

Officer response: Officers have imposed conditions on the approval relating to proposed materials.

- Boundary treatments not clear

Officer response: Conditions have been imposed in this regard.

- Site clearance concerns

Officer response: The application is exempt from Biodiversity Net Gain and therefore site clearance is not a material planning consideration.

- Impact on listed building to south of site

Officer response: Visually the proposal would not be seen in the context of the listed building and site stability is the responsibility of the developer.

- Recent refusal in area due to highways concerns

Officer response: Each application is reviewed on its own merits and the mentioned application is not at the same application site.

7 – Conclusion

This application has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations.

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.

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation

Approve

Decision Authorisation - Delegated Powers

Application Number: 2025/62/90583

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 91 of the Town and Country Planning Act 1990.

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, LP13, LP21, LP22 and LP24 of the Kirklees

Local Plan, Key Design Principles of the Housebuilders Design Guide SPD and the aims of the National Planning Policy Framework.

3. 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 amenity and traffic safety, to ensure adequate space within the site for vehicle movements and parking and in accordance with Policy LP22 of the Kirklees Local Plan.

4. Prior to any works commencing on site, a full structural dilapidation survey of the existing retaining wall structures to the south of the site shall be undertaken by a suitably qualified and experienced structural engineer and a copy of the report submitted to the Highway Structures team for review. A further structural dilapidation survey of the retaining wall shall also be required following the completion of the works and any defects arising in the wall due to the works associated with the proposed development shall be made good to the satisfaction of the Council's Highway Structures team, at the developer's expense.

Reason: To ensure the proposal would not result in stability issues for the retaining wall around the building footprint, in accordance with Policies LP21 and LP5 of the Kirklees Local Plan.

5. Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Reason: This is a pre-commencement condition to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework.

6. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition (5) groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Reason: This is a pre-commencement condition to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework.

7. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 6 further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning

Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: This is a pre-commencement condition to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework.

8. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (7). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks 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 shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: This is a pre-commencement condition to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework.

9. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures 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.

10. Development shall not commence until a scheme of details for the provision of ecological enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include:

- details of the location, both within the site and upon dwelling(s) and one integrated swift box per dwelling; and location and design of access holes for hedgehogs (i.e. "hedgehog holes") within any fences throughout the site.

The details shall be provided for before the dwelling is first occupied and retained thereafter.

Reason: This is a pre-commencement condition in the interests of enhancing the biodiversity value of the site, in accordance with Policy LP30 of the

Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

11. 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, to achieve a satisfactory layout and to accord with policy LP22 of the Kirklees Local Plan.

12. Prior to development commencing on the superstructure of the dwelling hereby approved details of bin presentation points and access for collection of wastes from the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: In the interest of visual amenity and highway safety, in accordance with Policies LP21 and LP24 of the Kirklees Local Plan.

13. Notwithstanding the submitted details, the surface water drainage strategy for the site shall be developed in accordance with the hierarchy of drainage and where soakaways are proposed, testing shall be provided to demonstrate that they are a suitable option for the site. The drainage works shall be completed in full before the approved dwelling is first occupied and shall thereafter be satisfactorily retained at all times.

Reason: To ensure the provision of an adequate drainage system in the interests of amenity, environmental well-being, and to accord with Policies LP24, LP28 and LP52 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) no development included within Classes A (and AA) – G of Part 1 of Schedule 2 to that Order shall be carried out within the red line boundary of the site.

Reason: To ensure that unsatisfactory extensions and outbuildings do not have an unacceptable impact on the amenities of surrounding properties, in accordance with the requirements of Policy LP24 of the Kirklees Local Plan and the provisions of the Housebuilders Design Guide SPD.

15. Development shall not commence on the superstructure of the building until a scheme has been submitted to, and approved in writing by, the Local Planning Authority which details all materials of construction. The submitted scheme shall include all external facings and roofing materials. The dwelling shall be constructed from these materials, which shall thereafter be retained.

Reason: This is a pre-commencement condition to ensure that the new dwelling is sympathetic to the surrounding built form, in accordance with Policy LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

16. Prior to development commencing protective fencing in accordance with British Standard BS 5837 shall be erected around all trees to be retained on the site.

Reason: This is a pre-commencement condition in order to protect visual amenity and the long term viability of the trees and to accord with Policies LP30 and LP33 of the Kirklees Local Plan.

NOTE: 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: 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: All works should be timed to occur outside nesting bird season (typically March to August, inclusive). If this is not possible all potential bird nesting opportunities must be checked by a suitably experienced ecologist within 24 hours prior to works. If any active nests are found, the ecologist should advise on suitable species-specific works exclusion zones. The exclusion zones should be regularly monitored by the ecologist and remain in place until the young have fledged the nest or the nests are otherwise deserted.

NOTE: Please note that the granting of planning permission does not override any private rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works, as construction and maintenance may involve access to land outside your ownership

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of: 07.30 and 18.30 hours, Mondays to Fridays 08.00 and 13.00hours, Saturdays

With no working Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice.

This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	001	A	23/05/2025
Proposed site plan	003	A	23/05/2025
Proposed elevation	004	A	23/05/2025
Existing plans	002	A	23/05/2025
Design and access statement			23/05/2025

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 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.

Revised plans to amend the red line boundary were received during the course of the application.

