

Address: 26 Stubley Road Heckmondwike WF16 9BZ

About the application

Application number: 2025/90941	
What is the application for?:	Change of use from open land to domestic garden
Address of the site or building:	20, Bramble Walk, Birstall, Batley, WF17 0DJ
Postcode:	WF17 0DJ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>The applicant has filled the application in incorrectly.</p> <p>The applicant has indicated that the proposals would not be subject to BNG on grounds of de minimis exemption (affecting less than 25m² of habitat).</p> <p>However, the proposals have / will affect 25m² of habitat. The site area is 282m². The proposals include the change of use of existing open land to garden. This land as stated on the application (description of proposal) is comprised of "an area approximately 3.5m depth x 12m wide (42 square meters)".</p> <p>Therefore, the proposals impact an area of habitat that is 42m² which is above the de minimis threshold. As such, the de minimis exemption does not apply.</p>	