

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:	2025/62/91157/W
Site Address:	62, Burfitts Road, Oakes, Huddersfield, HD3 4YL
Description:	Erection of two storey side and rear extension, erection of pergola, creation of means of access and associated parking, retaining walls and works.
Recommending Officer:	John Holmes

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: 1-MAY-2026

Officer Report – 2025/91157

Site Description

The application site relates to no.62 Burfitts Road, Oakes. The site relates to a semi detached dwelling which is located in a predominantly residential location with dwellings to the north, east and south of the site. An area of Urban Green Space (UGS) is located to the west of the site with mature landscaping and trees to the edges of the green space and large open grass area within the central part of the green space area. Land levels fall from the rear of the dwelling and slope downwards towards the rear amenity space.

Description of Proposal

The Scheme

The application is seeking planning permission for the following:

Erection of two storey side and rear extension, erection of pergola, creation of means of access and associated parking, retaining walls and works.

The description as initially publicised related to the following:

Change of use of land to domestic curtilage, erection of two storey side and rear extension, erection of pergola, creation of means of access and associated parking, retaining walls and works.

The scheme was subsequently amended to remove the element which related to change of use and utilizing of land within the urban green space allocation. The site red line has subsequently reduced in size and the proposal relates solely to land already within the residential curtilage of no.62 Burfitts Road.

Given the amendments to the scheme have seen a reduction in the quantum of the development proposed, it was not considered necessary for readvertisement of the application in this case as the scheme as initially publicised adequately alerted the public to the nature of the development proposal.

The proposal would see the following:

- Reconfigured front amenity space, with 3.5m wide access created, new steps, area of soft landscaping and side driveway retained.

- Two storey side extension with a side projection of 3.2m at the front, which tapers and increases in its size to 4.2m beyond the rearmost part of the side wall (and continues to follow the boundary which tapers away from the dwelling.
- Open sided ground floor element of the two storey side extension which can accommodate vehicular parking to the side of the host property
- Two storey element to the rear which projects 3m. The two story side element has eaves height the same as the host property, is set back 0.5m from the front and set down 0.2m from the ridge. The two storey rear element is set down from the rear roof slope of the host property.
- Single storey element to the rear which projects 3m, is located adjacent to shared boundary with no.64 and 367m in height to the eaves and 4.2m in height to the topmost part of the lean to roof
- Decking / pergola area projecting 4m from the rear of the proposed two storey / single storey rear extension. This element incorporates an underbuild and screen fence between 3.1 and 3.7m in height, set in by 0.3m from the shared boundary.

History of Negotiations / Amendments Received

The scheme was reduced in size / scale as set out in the 'Proposal' section above.

Planning History

The planning history relates to the following planning applications

2008/93366 - Erection of garden wall with railings on top and gate –
Conditional Full Permission granted 22nd January 2009

2025/90870 - Erection of two storey side and rear extension – Withdrawn 1st
July 2025

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter.

The application has been publicised as a departure from the development plan on the Council's website, by site notice and by press advertisement. The expiry date of the publicity period was the 18th July 2025.

The scheme was amended post submission to remove the element which related to change of use and utilizing of land within the urban green space allocation. The site red line has subsequently reduced in size and the proposal relates solely to land already within the residential curtilage of no.62 Burfitts Road.

Given the amendments to the scheme have seen a reduction in the quantum of the development proposed, it was not considered necessary for readvertisement of the application in this case as the scheme as initially publicised adequately alerted the public to the nature of the development proposal.

Two letters of representation have been received, raising objection to the proposal, on the following summarised grounds:

- Overshadowing and Loss of Light at 64 Burfitts Road
- Raised terrace and pergola – Loss of Privacy
- Use of Council Land and Impact on Community
- Inconsistent with the Character / visual amenity of Burfitts Road
- Disruption resulting from the development including during construction
- Lack of transparency in relation to sale of Council land.

These summarised representations are addressed within the 'Assessment' section of this report.

Consultation Responses

None

Allocation and Policy

The site is unallocated within the Kirklees Local Plan (adopted 2019). The site is located within proximity to a historic landfill site, within an areas with a known presence of bats and area identified as being at low risk of ground movement as a result of former mining activity.

The following legislation, policy and guidance is considered relevant to the determination of this application:-

Kirklees Local Plan

- LP1 Achieving Sustainable Development
- LP2 Place Shaping

- LP21 Highway and Access
- LP22 Parking
- LP24 Design
- LP30 Biodiversity and Geodiversity
- LP51 Protection and Improvement of Local Air Quality
- LP53 Contaminated and Unstable land

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 2023, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter2 Achieving sustainable development
- Chapter12 Achieving well-designed & beautiful places
- Chapter14 Meeting the challenge of climate change, flooding and coastal change
- Chapter15 Conserving and enhancing the natural environment

Supplementary Planning Documents

- Kirklees Highway Design Guide (adopted November 2019)
- House Extensions & Alterations SPD (adopted June 2021)

Legislation

- The Town & Country Planning Act 1990 (as amended).
- The Planning and Compulsory Purchase Act 2004.
- The Conservation of Habitats and Species Regulations 2017

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise

Assessment

1 – Principle of Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in chapter 2 of the National Planning Policy Framework.

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”.

Since the scheme has been amended it is contained within the site boundary of the residential curtilage of no.62 Burfitts Road and does not include land the subject of Urban Green Space allocation within the Kirklees Local Plan. Therefore, policy LP61 is not triggered as a consideration material to the determination of this case.

The removal of the element the subject of the change of use leads to the conclusion that on the basis the development has an acceptable impact upon visual amenity, residential amenity and access / highway safety considerations, as well as all other relevant considerations, the principle of development is considered to be acceptable in this case.

2 – Impact on character and appearance of the area

Policy LP24 of Kirklees Local Plan and Chapter 12 of the NPPF set out that development should be of an acceptable design. Key Design Principles 1, 2 and 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality and does not lead to parking dominated frontages. Chapter 12 of the NPPF sets out that development should be of an acceptable design.

Paragraph 5.6 of the House Extensions and Alterations SPD sets out that single storey extensions to rear should:

- be in keeping with the scale and style of the original house;
- not normally cover more than half the total area around the original house (including previous extensions and outbuildings);
- not exceed 4 metres in height;
- not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;
- where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

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 neighbour's boundary.

Paragraph 5.19 of the House Extensions and Alterations SPD sets out that two-storey side extensions can have a significant effect on the character of the original house and the street. Adequate space between buildings should be retained to provide a sense of space which is important to the character of

an area. It goes on, at paragraph 5.20, to state 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.

The proposal would see alterations to the access arrangements at the site and the front amenity space. This would retain an area of soft landscaping and would not create a parking dominated frontage. It is considered this element of the scheme is acceptable and the extent of works would not be uncharacteristic when viewed in the predominantly residential setting of the site.

The creation of the parking area to the side is largely in keeping with the existing appearance of the site, and it is noted the site is heavily dominated by on street parking given the limited off street parking opportunities. The design of the proposal is balanced against this fact.

The extension is a 'wrap around' design and largely follows the principles of the Council's House Extensions and Alterations SPD. It is noted that there is a large element at the first floor rear / side and it is to a certain degree not subservient in its design when considered against the overall scale of the host property. However, it is clear the host property has limited living space accommodation and the proposal would improve the situation for existing occupiers of the dwelling.

Furthermore, the design has sought to accommodate parking at the ground floor level, and would be set back at the front / set down from the roof. On balance it is considered the overall design of the scheme when considered against the benefits for creating usable habitable space to improve the standard of living accommodation for the specific needs of the inhabitants, the level of off street parking which would be retained and the subservient design of the scheme when viewed from the street, it is concluded the refusal on the basis of the overall quantum of development could not be substantiated in this case and the appearance of the proposal would be acceptable.

The rear pergola and decking area / associated underbuild would lead to a level of additional bulk and massing to the rear amenity space, however it is considered that it would be read in the context of the overall development and would not have a significant visual impact given its siting and scale.

Conditions requiring the development to be undertaken in accordance with the submitted plans and that the extension is construction from material to match the existing dwelling are recommended.

On the basis of inclusion of the recommended condition, the proposal is considered to be acceptable and meet the requirements of the aforementioned policies.

3. Impact on Residential Amenity

Policy LP24 of the Kirklees Local Plan and policies within Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers

Paragraph 135 of the NPPF requires that planning decisions ensure developments create places that are safe, inclusive and accessible and which promote health and well-being, with 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. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained. Principle 16 goes requires that proposals maintain appropriate storage arrangements for waste.

The nearest dwellings to the rear are in excess of 40m in distance from the rear elevation of the host property. As such the proposal would not lead to unacceptable levels of overshadowing, overlooking or be unduly oppressive to these occupiers.

To the front, the proposed extension would be set back by 0.5m. As such the scheme would not increase overlooking significantly over and above that which exists already to the front elevation.

The main impact of the proposal is identified as being in relation to no.64 Burfitts Road. No openings would be to the side elevation of the proposal and as such there would be no significant increase in overlooking to the occupiers of this dwelling.

The single storey element to the rear, which is adjacent to the shared boundary with no.64 is of a scale which is not significantly greater than that

which can be undertaken by utilising permitted development rights, and largely meets the recommendations of the SPD in terms of its size / scale. On balance, given the orientation of the site, with no.62/64 facing south west, it is considered the single storey element of the scheme would not lead to unacceptable levels of overshadowing or be unduly oppressive / overbearing.

The two storey elements of the scheme are sited sufficiently within the site and away from the shared boundary that they are not considered to lead to an unacceptable impact in terms of overshadowing or being unduly oppressive to occupiers at no.64 or further afield in this regard / in relation to overlooking.

Turning to the pergola, this element was initially open sided, however has been amended to incorporate a screen within the structure. It is noted this screen is of a size over 3m when measured from the ground level. The pergola / decking area requires an element of underbuild to allow it to provide a level access at the rear of no.62.

It is concluded that when balancing up a number of factors, including the setting in of the privacy screen, the size it is sited above ground level, the downwards sloping of the rear amenity space and the orientation of the site, the impact of the proposal is not considered to constitute a reason for refusal which could be substantiated by the Local Planning Authority (LPA) in this case. There would be a degree of additional enclosure created by the development the subject of this application, however this is mitigated by the heights of the elements along the shared boundary with no.64 and the setting in of the pergola screening. On balance, the proposal is concluded to be acceptable in this regard.

It is recommended any approval is subject to condition requiring the privacy screen annotated 'new timber screen' upon submitted drawing (100)05revB is provided before the development is brought into use.

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 Principles 15 and 16 of the adopted House Extensions & Alterations SPD seek to ensure that acceptable levels of off street parking / waste storage areas are retained and are also considered to be relevant.

The proposal would see the provision of parking to the side and rear, the parking is demonstrated to provide 2 spaces although it appears there is potential for 3 spaces to be provided given the 15m length driveway (and the fact it could potentially extend further to the rear). As such it is considered the proposal would have an acceptable impact in terms of vehicular parking provision particularly when considering retention of soft landscaping to the site frontage it is considered a suitable balance between ensuring an acceptable visual impact to prominent parts of the site and the provision of vehicular parking off street is achieved.

Waste storage would remain within the curtilage, which is considered to be an acceptable arrangement. It is noted it is indicated to be kept to the site frontage (within the curtilage) although this is a situation which can occur in any event and to insist upon alternative storage arrangements to the rear of the site would not be a reasonable requirement by the LPA.

It is considered necessary to ensure that the areas outlined and dotted grey upon submitted plan (100)revB are retained for vehicular parking for the lifetime of the development to ensure suitable parking arrangements are retained in perpetuity and this would be achieved through an appropriately worded condition.

5. 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 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 and nature of the proposed development, especially that it is for private use, 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 proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

6. Other Matters

Bats / Ecology

Chapter 15 of the National Planning Policy Framework is 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.

It is noted the proposal would tie into the host properties roof, given the scale of the development proposal it is considered to be a reasonable approach in this case to draw attention to the protections of bats, in law, to the applicant by inclusion of an appropriately worded informative note upon any grant of permission. Subject to informative, the proposal is considered to be acceptable in this regard.

In terms of Biodiversity Net Gain as set out by the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The development is considered to benefit from the householder exemption as set out by The Biodiversity Gain Requirements (Exemptions) Regulations 2024 and there is no required for BNG to be provided in respect of the aforementioned legislation. This conclusion is drawn given the amendment to the scheme, removing the change of use element of the proposal from the proposed development.

Land Quality / Stability

Policy LP53 of the Kirklees Local Plan and paragraphs 196 and 197 of the National Planning Policy Framework are relevant which seek to ensure that a site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation.

The site is located within the Coal Authority's "Development Low Risk Area". There is no statutory requirement to consult the Coal Authority regarding development within the "Development Low Risk Area", instead an informative note can be appended to the decision notice which constitutes the deemed consultation response.

Given the scale of the proposal it is considered that subject to condition requiring a scheme to be submitted to the LPA should unexpected contamination be encountered, this element of the proposal can be suitably mitigated by condition.

7. Representations

The representations received are repeated here for clarity and addressed in italics

- Overshadowing and Loss of Light at 64 Burfitts Road
- Raised Terrace and Pergola – Loss of Privacy

Officer response: *These matters are addressed in section 3 of this report.*

- Use of Council Land and Impact on Community
- Lack of transparency in relation to sale of Council land.

Officer response: *This matter has since been removed from the application following receipt of amendments to the scheme*

- Inconsistent with the Character / visual amenity of Burfitts Road

Officer response: *This is addressed within section 2 of this report.*

- Disruption resulting from the development including during construction

Officer response: *The construction phase impact in terms of noise / dust is considered to be a matter which it would be unreasonable of the LPA to require further controls/conditions given the scale of the development. An informative providing advice in this regard would, however, be included upon any grant of permission.*

8. 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: 2025/91157

Officer Recommendation: Conditional Full Permission

Conditions

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).

1. 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 LP1, LP2, LP21, LP22, LP24, LP30, LP51 and LP53 of the Kirklees Local Plan, Principles within the Housebuilders Design Guide and policies within Chapters 2, 12, 14 & 15 of the National Planning Policy Framework

2. Notwithstanding the plans submitted the external walls and roofing materials of the extensions hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

3. The privacy screen annotated 'new timber screen' upon submitted drawing (100)05revB shall be completed before the development is brought into use.

Reason: To prevent overlooking to the neighbouring properties and to accord with Policy LP24 of the Kirklees Local Plan the Key Design Principles of the House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

4. The areas outlined and dotted grey upon submitted plan (100)revB 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 for the purpose of vehicular parking only for the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory parking provision within the site to accord with Policies LP21 and LP22 of the Kirklees Local Plan, Principle 15 of the Councils adopted House Extensions and Alterations SPD and the Council's adopted Highways Design Guide

5. In the event that contamination not previously identified by the developer is encountered during the development, 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. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, No part of the site shall be brought into use until such time as the site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors to accord with LP53 of the Kirklees Local Plan and policies contained within Chapter 15 of the National Planning Policy Framework.

NOTE: Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost. Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed

lawfully. Reason: In order that the proposals are implemented in accordance with the Wildlife and Countryside Act 1981 (as amended).

NOTE: The applicant is advised that this application has been determined on the basis of the information available to the Local Planning Authority and does not mean that the land is free from contamination. Paragraph 197 of the NPPF states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

NOTE: No construction related noise should be audible beyond the site boundary outside the hours of:

07.30 to 18.30 hours Mondays to Fridays

08.00 to 13.00 hours, Saturdays

With no construction related noise audible beyond the site boundary on Sundays or Public Holidays.

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.

Plans and specifications schedule:-

Plan Type	Reference	Date Received
Location Plan	(LOC)RevA	16 th April 2026
Existing Site Plan	(100)02	28 th April 2025
Proposed Site Plan	(100)03RevB	16 th April 2026
Existing Elevations and Floor Plans	(100)02	28 th April 2025
Proposed Elevations	(100)05RevB	16 th April 2026
Proposed Floor Plans	(100)04RevB	16 th April 2026
Application Form		28 th April 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 pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Amendments were submitted including to the description to overcome concerns relating to the change of use of land within the Urban Green Space and to address overlooking.

Coal – low