Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk **Tel:** 01484 414746

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 9

Suffix:

Property Name: Palace Wood Farm

Address Line 1: Barnsley Road

Address Line 2: Flockton

Address Line 3: Kirklees

Town/city: Wakefield

Postcode: WF4 4DP

Description of site location must be completed if postcode is not known:

Easting (x): 423109

Northing (y): 414794

Description:

Applicant Details

Name/Company

Title

Mr

First name

Ashley

Surname

Rydill

Company Name

Address

Address line 1

9 Palace Wood Farm Barnsley Road

Address line 2

Flockton

Address line 3

Town/City

Wakefield

County

Kirklees

Country

Postcode

WF4 4DP

Are you an agent acting on behalf of the applicant?

- (x) Yes
- ( ) No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Michael

Surname

Clay

Company Name

Milaro Estates Ltd

Address

Address line 1

35 Westgate

Address line 2

Address line 3

Town/City

Huddersfield

County

West Yorkshire

Country

United Kingdom

Postcode

HD1 1PA

Contact Details

Primary number

07919414225

Secondary number

Fax number

Email address

info@milaro.co.uk

Description of Proposed Works

Please describe the proposed works

Erection of a single storey link extension, alterations to the roof of the existing garage building and installation of rooflights.

Has the work already been started without consent?

- ○ Yes
- ☑ No

Materials

Does the proposed development require any materials to be used externally?

- ☑ Yes
- ○ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
Coursed Yorkshire stone

Proposed materials and finishes:
Coursed Yorkshire stone

Type:
Roof

Existing materials and finishes:
Random stone slate to Garage roof. Random stone slate to outbuilding roof

Proposed materials and finishes:
Random stone slate to Garage roof. Metallic standing seam profile roofing

Type:
Windows

Existing materials and finishes:
Timber/ PVCu windows and rooflights

Proposed materials and finishes:
Timber/ aluminium windows and rooflights

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- (x) Yes
- ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

250106-P-A001-Location and Block Plan-
250106-P-A002-Proposed Site Plan-
250106-P-A002-Proposed Site Plan-
250106-P-A120-Proposed Floor GA Plans-
250106-P-A200-Existing Elevations-
250106-P-A210-Proposed Principal Elevations-
250106-P-A220-Proposed Garage Elevations-

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ( ) Yes
- (x) No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ( ) Yes
- (x) No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ○ Yes
- ☑ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ○ Yes
- ☑ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ○ Yes
- ☑ No

Parking

Will the proposed works affect existing car parking arrangements?

- ○ Yes
- ☑ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☑ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☑ Yes
- ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☑ The agent
- ○ The applicant
- ○ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- (x) Yes
- ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Nicole

Surname

Helliwell

Reference

2025/20077

Date (must be pre-application submission)

28/04/2025

Details of the pre-application advice received

"The single storey extension would infill the area between the existing detached garage building and the host dwelling and would have an overall projection of approx. 5.6m. The enlargement would be of a contemporary design and would be constructed from stone with a dual-pitched roof finished in standing seam. Given that the extension would be of an appropriate scale and would appear subservient in relation to the original build, it is considered that the proposed development would not have any significant visual impact on the character and appearance of the host dwelling and the surrounding area."

"The submitted plans confirm that four roof lights would be installed within the south-facing roof plane of the existing garage building. Given that the roof lights proposed would be of an appropriate scale and design, they are considered to respect the appearance and character of the host property and surrounding area."

"The proposal seeks to make alterations to the roof of the existing detached garage building to form a home office/store at first floor level. It is noted that the overall height of the building would increase by approximately 1.5m and the materials used to undertake the works would match the appearance of the existing structure. Given that the alterations would be in keeping with the style of the original build, it is considered that the proposal would be acceptable from a visual amenity perspective."

"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 (a), KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework."

11. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*
*** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.*

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*
*** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*

Name of Owner / Agricultural Tenant	Address	Date Notice Served
		14/05/2025
		14/05/2025

Date (DD/MM/YYYY): 14/05/2025

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ○ Yes
- ☑ No

Person Role

- ○ The Applicant
- ☑ The Agent

Title

Mr

First Name

Michael

Surname

Clay