

**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:	2025/62/91249/W
Site Address:	Royds Hall Printing, 96, Longwood Road, Paddock, Huddersfield, HD3 4EJ
Description:	Change of use of existing retail unit (Class E(a)) to form 3 bedsits at first floor level with entrance lobby at ground floor level including associated works.
Recommending Officer:	Kerri Simpson

DECISION - REFUSED

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Emma Thompson

AUTHORISED OFFICER

Date: 1-Aug-25

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Officer Report – 2025/91249

Royds Hall Printing, 96, Longwood Road, Paddock, Huddersfield, HD3 4EJ

Site Description

The application site comprises a two-storey stone building located on the corner of Longwood Road and Quarmby Road within a well-established residential area. The building features commercial frontage at ground floor level, with associated storage areas to the rear. The first floor also accommodates retail/commercial use, including a WC, accessible via an internal staircase. The building benefits from an area of hard standing to the north and south, with primary access afforded on the eastern elevation and secondary access on the northern elevation.

The building was last in commercial use falling within Use Class E. While the applicant refers to a retail use (Use Class E(a)), the premises historically operated as print shop, which would more accurately fall under Use Class E (g) (iii) (light industrial). It is acknowledged that Use Class E allows for changes between these subcategories without planning permission.

The site is bounded to the west by flats 1G and 1H Quarmby Road. The remaining site boundaries abut Quarmby Road and Longwood Road. There are residential properties No.127 to 123 (Odds) Longwood Road adjacent to the south.

Description of Proposal

The Scheme

The application seeks planning permission for the change of use of existing retail unit (Class E(a)) to form 3 bedsits at first floor level with entrance lobby at ground floor level including associated works. The ground floor would retain the existing commercial unit along with store but would incorporate a new residential entrance with communal storage and boiler store. The proposed first floor level would comprise 3 bedsits with Gross Internal Areas (GIA's) between 24sqm and 26.1sqm with shower rooms.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:

- 25-010/ Climate Change Statement

History of Negotiations / Amendments Received

No amendments were received nor were there any negotiations on the application.

Relevant Planning History

There is no planning history for this site.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (July 2015).

The application has been publicised on the Council's website, and by site notice. The expiry date of the publicity period was the 29th July 2025

One public letter of objection was received concerning:

- Whether there is parking included in the development
- The difficulties of parking in the area

These matters have been addressed in the body of this report.

Consultation Responses

There were no statutory or internal consultations carried out for this application.

Allocation and Policy

The site is unallocated in the Kirklees Local Plan (adopted 2019).

The site is subject to following planning policy designations and constraints:

- Historic Landfill Site 250m buffer
- Bat Alert Zone
- Development Low Risk Coal

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
- LP3 Location of New Development
- LP7 Efficient and effective use of land and buildings
- LP20 Sustainable travel
- LP21 Highway and Access
- LP22 Parking

- LP24 Design
- LP26 Renewable and low carbon energy
- LP28 Drainage
- LP30 Biodiversity and Geodiversity
- LP51 Protection and Improvement of Local Air Quality
- LP52 Protection and Improvement of Environmental 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 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 5 Delivering a sufficient supply of homes
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- 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

Supplementary Planning Documents / guidance

Kirklees Highway Design Guide (adopted November 2019)
Housebuilders Design Guide SPD (adopted June 2021)
The Biodiversity Net Gain Technical Advice Note

Legislation

The Town & Country Planning Act 1990 (as amended).
The Planning and Compulsory Purchase Act 2004.
Section 17 of the Crime and Disorder Act 1998 (as amended)
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

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon the character and appearance of the area
2. Impact upon residential amenity
3. Impact upon highway safety
4. Ecology and Biodiversity
5. Ground Conditions
6. Climate Change
7. Other matters
8. Representations
9. Conclusion

1.Principle of Development

Sustainable 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.

1.1 Housing Matters

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.” 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.

Policy LP3 of the Local Plan is also of relevance as it requires development to deliver homes in a sustainable way. In addition to the above, Kirklees Council has adopted a Housebuilders Design Guide Supplementary Planning Document (SPD). This document sets out what the Council considers to be good residential design, to raise the quality of housing that is delivered in the district, supporting the Local Plan Vision. To help deliver quality places, the SPD consists of 19 Principles relating to both the broader and immediate context of the site with regard to landscape, culture, nature and heritage.

Policy LP7 of the Kirklees Local Plan supports the efficient and effective use of land and buildings including the re-use of previously developed land, underused properties, priority to despoiled, degraded, derelict and contaminated land, particularly in a sustainable location and if it is not of high environmental value. The policy also seeks to ensure that developments achieve a minimum net density of 35 dwellings per hectare where appropriate, particularly in sustainable locations. Higher densities are encouraged near town centres and public transport hubs, while lower densities will only be excepted where justified, for example to reflect local character, address viability, or meet specific housing needs.

The application site comprises a two storey commercial building and seeks permission for residential development. The submitted information indicates that the proposal would be for three self-contained bedsits which would fall within Use Class C3. The site is located within a predominantly residential area. While the change of use would result in the loss of a unit last in employment use (Use Class E), the site is not designated as a Priority Employment Area or subject to any policy safeguarding it for continued employment use. There are therefore no specific policies within the Local Plan which would restrict the change of use in principle. As such, the proposed residential use is considered acceptable in land use terms and would contribute positively to local housing stock, subject to consideration and compliance with other material planning policies.

2. Impact on character and appearance of the area

2.1 Visual Amenity

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development; it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape*.

Principle 2, 5, 6, 8, 13, 14 and 15 of the Housebuilders Design Guide SPD collectively seek to ensure development responds appropriately to its setting, provides a coherent and legible layout, and contributes positively to the visual quality of the area.

The proposed external alterations are limited to the south elevation (adjacent Longwood Road) and include the insertion of a new entrance door and side glazing panel to create a dedicated residential entrance lobby, along with the formation of a low level timber clad enclosure to house bin and cycle storage. All other elevations remain unchanged.

The design of the new entrance would be modest and in keeping with the commercial appearance of the building, while the timber store would be low in height and located adjacent the shared boundary with No's 1G and 1H Quarmby Road, minimising visual prominence. The proposed works are not considered to result in harm to the visual amenity of the street scene or the character of the area.

As such, the proposal is considered acceptable in visual terms and would accord with Policy LP24 of the Kirklees Local Plan.

3. Impact on Residential Amenity

Sections 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 130 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.

Principles within the Council's adopted Housebuilders Design Guide Supplementary Planning Document (SPD), where relevant, are referred to in the following consideration of the impact of the development upon residential amenity.

Residential Amenity – Future Occupiers

Principle 17 of the Council's adopted House Builders Design Guide Supplementary Planning Document (SPD) requires development to ensure an appropriately sized and useable area of private outdoor space is retained. Principle 16 of the Housebuilders Design Guide seeks to ensure the

floorspace of dwellings accords with the 'Nationally Described Space Standards' document (March 2015).

While it is acknowledged the proposal seeks "bedsits", they would be entirely self-contained with no shared primary facilities; therefore, are to be assessed as fully self-contained residential units each comprising an open-plan living arrangement and a separate shower room. The submitted floor plans indicate that the gross internal areas of the proposed units would range from circa 24sqm to 26sqm. In accordance with the Nationally Described Space Standards (NDSS) 2015, a minimum of 37sqm is required for a single storey, 1 person self-contained dwelling with a shower room. As such, the proposal would fall significantly short of the NDSS requirements resulting in a constrained sleeping, living, cooking areas and a lack of built-in storage space. Furthermore, the units would not have access to private or communal outdoor amenity space nor has the application provided any justification for the lack of provision.

Each unit would benefit from natural light within habitable spaces served by external windows. Nonetheless, this does not outweigh the fundamental deficiencies in internal floorspace and external amenity space.

The development would therefore provide a poor standard of accommodation for future occupiers and is considered contrary to Principles 16 and 17 of the Housebuilders Design Guide SPD and Policy LP24 of the Kirklees Local Plan.

Residential Amenity (Impact on existing occupiers)

Principle 6 of the Kirklees Housebuilders Design Guide SPD, states that residential layout must ensure adequate privacy and maintain high standards of residential amenity to avoid negative impacts on light, outlook and avoid overlooking.

For two storey houses, his SPD recommends minimum separation distances of:

- 21 metres between facing windows of habitable rooms at the back of dwellings
- 12 metres between windows of habitable rooms that face onto windows of a non-habitable room.
- 10.5 metres between a habitable room window and the boundary of adjacent undeveloped land

The proposed development would introduce three new self-contained units at first floor level, with habitable room windows facing directly onto the front elevation of residential properties on the opposite side of Longwood Road. The distance between the south elevation of the application building and these neighbouring properties is approximately 18m, measured elevation to elevation.

According to the Kirklees Housebuilders Design Guide SPD, a minimum distance of 21 meters is generally required between opposing habitable room windows to maintain adequate levels of privacy between dwellings. The proposed separation falls short of this guidance, and no suitable mitigation has been put forward. It is therefore considered that the proposal would result in a substandard relationship between residential properties, resulting in mutual overlooking and reduced privacy for both future and existing occupiers.

To the north, proposal would present views predominantly towards Royds Avenue. It is not envisaged that any undue overlooking towards residential properties on Quarmby Road would result. In addition, given the proposal would not encompass any significant enlargements, it is not considered that the development would give rise to a loss of daylight and sunlight to neighbouring properties.

The proposed development would fail to provide an adequate standard of accommodation for future occupiers due to significantly substandard internal floor areas below nationally described space standards and a lack of outdoor space for future occupants. Additionally, the 18m separation between the proposed habitable room windows and those of existing dwellings on Longwood Road falls short of the minimum requirements set out in the Housebuilders Design Guide SPD, resulting in an unacceptable level of overlooking and loss of privacy. The proposal is therefore contrary to Principles 6, 16 and 17 of the Housebuilders Design Guide SPD, Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

4. Impact on Highway Safety

Policy LP21 of the Kirklees Local Plan requires development to provide safe, convenient, and efficient access for all users, including pedestrians, cyclists, public transport users and vehicles. Proposals must not result in an unacceptable impact on the highway network.

Policy LP22 sets out parking requirements stating that developments should provide appropriate provision for vehicles in accordance with the Council's adopted parking standards. This includes on-site parking for residents and visitors, as well as provision of servicing and deliveries where relevant.

These policies are underpinned by Chapter 9 of the NPPF which requires that development proposals ensure safe and suitable access for all users, mitigate any significant impacts on the transport network, and provide adequate opportunities for sustainable travel.

The Kirklees Highways Design Guide SPD provides further guidance on the detailed design of access points, private drives, internal layout dimensions, visibility splays, turning space, and the number of parking spaces required based on dwelling size.

The proposal includes no off-street parking provision for future residents and is not accompanied by a transport statement or justification for a car-free scheme. While secure cycle storage is proposed and the site lines within walking distance of a local shop and nearby bus stops, the bus services is limited to an hourly frequency. The site is not located within a defined town or local centre, and essential services such as supermarkets and healthcare facilities are not within realistic walking distance. As such, the site is not considered to be in a highly sustainable location, and there would likely be a significant reliance on private car use.

In the absence of any on-site car parking provision or supporting evidence to demonstrate that future occupiers would not contribute to increased demand for on-street parking, the proposal is considered unacceptable. It would risk contributing to parking stress in the surrounding area and would fail to promote a balanced and sustainable approach to development. It would therefore be contrary to Policy LP21 and LP22 of the Kirklees Local Plan, the Highways Design Guide SPD, and Paragraph 116 of the National Planning Policy Framework 2024.

5. Ecology and Biodiversity

The Biodiversity Net Gain (BNG) Technical Advice Note provides local context on implementing BNG and reflects the statutory requirement introduced by the Environment Act 2021, which mandates a minimum 10% biodiversity net gain for most developments.

Chapter 15, Paragraphs 190, 191,192, 194 and 195 of the NPPF (December 2024) collectively seek to protect and enhance the natural environment by securing measurable biodiversity net gains, safeguarding irreplaceable habitats, and ensuring that harm to biodiversity is avoided, mitigated or, only where absolutely necessary, compensated.

Policy LP30 of the Kirklees Local Plan seeks to ensure that development proposals protect and enhance the natural environment. This includes safeguarding species and habitats of principal importance, avoiding significant harm to biodiversity, and securing measurable biodiversity net gains wherever possible.

Policy LP33 of the Kirklees Local Plan sets out the Councils approach to the protection and integration of trees in new development, recognising their contribution to visual amenity and biodiversity.

Principle 7 of the Housebuilders Design Guide Supplementary Planning Document is also of relevance. Which seeks to ensure existing features such as trees, habitats and landscape features are retained. Principle 9 requires that net gains in biodiversity are provided.

The proposal involves a change of use with limited external works and affects less than 25sqm of existing habitat. As such, the development qualifies for an

exemption from mandatory Biodiversity Net Gain requirements under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The application site lies within a Bat Alert Zone as identified by the Council's GIS constraints. While the proposal does not include any works to the roof structure, it involves the conversion of an older commercial building to a more sensitive residential use. In such cases, the Council's local validation checklist and standing advice recommend the submission of a Preliminary Roost Assessment (PRA) to rule out the potential presence of bats.

No such assessment has been provided. In the absence of this information, the Local Planning Authority cannot be satisfied that the development would not harm protected species. The proposal therefore fails to comply with Policy LP30 of the Kirklees Local Plan, Chapter 15 of the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).

6. Ground Conditions

Chapter 15 of the NPPF promotes safe and healthy living environments and requires that land contamination and other environmental constraints are considered and mitigated as part of the planning process. Policies LP51 and LP53 of the Kirklees Local Plan seek to ensure that development does not cause, or result in exposure to, pollution or environmental risks that would be harmful to human health or the environment. These policies require developments to be appropriately assessed and, where necessary, remediated to ensure that sites are suitable for their intended use.

The application site lies within the 250m buffer zone of a recorded historic landfill and is also located within a Coal Authority (The Mining Remediation Authority) Development Low Risk Area. The proposal involves the change of use of an existing building and does not include any significant intrusive groundworks. As such, there is no requirement for a Phase 1 Contaminated Land Assessment or a Coal Mining Risk Assessment in this case.

Nonetheless, given the sites proximity to a former landfill, if permission is granted a condition is recommended requiring appropriate action in the event that unexpected contamination is encountered during any internal or external works. In line with the Coal Authority's standing advice, an informative would also be attached to remind the application of their responsibilities should any coal mining features be identified.

It is therefore considered that subject to conditions, the proposal would comply with Policies LP53 of the Kirklees Local Plan and Paragraph 196 and 197 of the NPPF.

7. 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.

A completed Climate Change Statement has been submitted in support of the application. The proposal would include basic measures such as improved insulation, upgrading existing heating system, use of water saving fixtures, and positioning rooms to maximise natural light. While limited in scope, the measures are considered to be commensurate to the scale and nature of the development and is considered to comply with Policy LP51 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

8. Other Matters

Flood and Drainage

Chapter 14 of the NPPF seeks to direct development away from areas at risk of flooding and ensure that new development does not increase flood risk elsewhere. It also requires that surface water is managed using SuDs where possible and that developments are supported by appropriate drainage infrastructure, taking into account ground conditions and pollution risk.

Policy LP28 of the Kirklees Local Plan reflects these national objectives, requiring all new development to incorporate appropriate foul and surface water drainage arrangements, including SuDs where feasible, and to ensure that any such infrastructure does not increase flood risk or lead to pollution on or off site.

The site lies within Flood Zone 1 and is at very low risk of both fluvial and surface water flooding. Given the scale of the proposal, and requirements of separate legislation, as well as surrounding existing infrastructure, it is considered that foul and surface water drainage can be suitably accommodated as part of the development meeting the aims of Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

8. Representations

There was one letter of objection received regarding off-street parking and existing parking stress in the area. Officers acknowledged that the scheme provides no off-street parking provision, and no justification has been provided to demonstrate the acceptability of a car-free scheme. As such it is

considered that the proposal is contrary to Policy LP21 and LP21 of the Kirklees Local Plan, the Highways Design Guide SPD and Chapter 9, Paragraph 116 of the National Planning Policy Framework 2024.

9. 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.

The proposal seeks permission to convert an existing Use Class E building into three self-contained residential units. While the principle of residential use is accepted, the development would result in a poor standard of accommodation due to significantly substandard internal floor areas, lack of outdoor amenity space, and an unacceptable relationship with neighbouring dwellings on Longwood Road, with a separation distance of 18m leading to overlooking and loss of privacy.

The site lies in a moderately sustainable location with no off-street parking provision, and no justification has been provided for a car-free scheme. The application also fails to address potential ecological impacts, with no Preliminary Roost Assessment submitted despite the site being located in a Bat Alert Zone.

Although the Council cannot currently demonstrate a five-year housing land supply, the adverse impacts of the proposal including poor-quality of accommodation and harm to residential amenity, significantly and demonstrably outweigh the limited benefits of delivering three residential units. It is therefore considered that the proposal fails to represent sustainable development when assessed against the policies in the NPPF as a whole and is therefore recommended for refusal.

Recommendation

REFUSE

Decision Authorisation: Delegated Powers

Application Number: 2025/90495

Officer Recommendation: REFUSE

Reasons for Refusal

1. The proposed self-contained residential units would each have a gross internal area ranging from 24sqm to 26.1sqm, which falls significantly below the minimum 37sqm required for a 1 person, 1 bed, single storey dwelling with shower room, as set out in the Technical housing standards – nationally described space standard (March 2015). As a result, the development would fail to provide an acceptable standard of accommodation for future occupiers and is therefore contrary to Policies LP11 and LP24(a) of the Kirklees Local Plan, Principle 16 of

the Housebuilder Design Guide SPD, and Chapter 12, Paragraph 135(f) of the National Planning Policy Framework 2024.

1. The proposed habitable room windows on the south elevation would be located approximately 18m from the front elevation of existing residential properties at No's 127 to 125 (Odds) Longwood Road. This falls short of the 21 metre minimum set out in the Councils adopted Housebuilders Design Guide SPD, leading to an unacceptable level of overlooking and loss of privacy for both existing and future occupiers. The proposal therefore contrary to Principle 6 of the Housebuilders Design Guide SPD, Policy LP24 of the Kirklees Local Plan and Chapter 12, Paragraph 135(f) of the National Planning Policy Framework 2024.
2. The proposal fails to provide any off-street parking for future occupiers. The site is located in a moderately sustainable location with limited public transport and limited access to key amenities. No transport statement or justification has been provided to support a car-free development. The proposal is therefore likely to result in increased demand in on-street parking to the detriment of local highway safety and amenity, contrary to Policy LP21 and LP21 of the Kirklees Local Plan, the Highways Design Guide SPD and Chapter 9, Paragraph 116 of the National Planning Policy Framework 2024.
3. The application site lies within a Bat Alert Zone, indicating the potential risk to roosting bats based on local ecological mapping. No Preliminary Roost Assessment has been submitted to assess possible impacts on protected species. Without this, the Local Planning Authority cannot be satisfied that the development would not harm bats or their habitats. The proposal is therefore contrary to Policy LP30 of the Kirklees Local Plan and Chapter 15, Paragraph 195 of the National Planning Policy Framework 2024.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Plans and Elevation as Existing	25-010/ (EX)01 REV A	REV A	17/06/2025
Plans and Elevation as Proposed	25-010/ (AL)01	REV A	17/06/2025
Climate Change Statement	25-010/	-	17/06/2025

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.

No amendments were sought as the proposal is considered to be fundamentally unacceptable in its current form. The scheme raises multiple significant concerns, including failure to meet national space standards, lack of parking provision without justification, absence of a Preliminary Roost Assessment, and substandard separation distances resulting in amenity impacts. Addressing these issues would require substantial redesign and additional information, and as such, it was not considered reasonable to seek revisions during the course of the application.

Report Dated:

30/07/2025