

Kirklees Metropolitan Council
Planning Services,
PO Box 1720,
HUDDERSFIELD,
HD1 9EL

Planning Portal Ref. PP-14052181

28 May 2025

Dear Nick,

Re: Application under S.96A of the Town and Country Planning Act 1990 (As Amended) for a Non-Material Amendment to Planning Permission 2022/62/93154/W at Penistone Road, Fenay Bridge

We write to submit an application under Section 96A of the Town and Country Planning Act 1990 (as amended) for a Non-Material Amendment (NMA) to the planning permission referenced above, originally granted on 2 July 2024.

This application seeks approval for the following minor amendments to the approved scheme:

Plots	Currently Approved dwg to be superseded	Proposed Amendments	Proposed amendments dwg.
45, 46, 49, 50, 53, 54, 57, 58, 63 and 64	SL03 Beeches housetype Dwg no. NH.SLO3ALT.03	<p>The Beeches housetype no longer features within our housetype range due to maintenance issues with the balcony; and while doing so this also improves residential amenity.</p> <p>We are proposing to substitute the Beeches housetype with the Fewston housetype.</p> <p>There are no changes to bed numbers, car parking spaces, nor footprint.</p>	Fewston housetype Dwg no. NH.FEW.02 SL03

Plots	Currently Approved dwg to be superseded	Proposed Amendments	Proposed amendments dwg.
48, 55, 56, 61, 62, 67 and 68	SL02 Tupelo housetype Dwg no. NH.SL02.05	Due to market interest and the requirement for four bedroom plots to provide three parking spaces – we are proposing to substitute the Tupelo housetype with the Middleham housetype. There are no changes to bed numbers. However, an additional car parking space is provided with the introduction of the integral garage – which now also meets Kirklees parking policies.	Middleham housetype Dwg no. NH.MID.05 – SL02
59-60	SL04 Rowan housetype Dwg no. NH.SL04.03	The Rowan housetype no longer works for plots 59-60 due to central gable feature. We have therefore substituted the Rowan housetype with the Fewston housetype.	Fewston housetype Dwg no. NH.FEW.02 SL03

The proposed non-material amendments are also picked up on the planning layout. We are therefore proposing to supersede Approved Planning Layout, dwg no. Z078.002P and substitute with Planning Layout – dwg no. Z078.002Q.

The proposed changes are inconsequential in terms of scale in relation to the original approval and do not materially alter the character, form, or layout of the development. They do not result in any increase in the number of dwellings or bedrooms, nor do they affect the overall site area or density.

The amendments have been carefully designed to ensure there is no detrimental impact on the living conditions of existing or future residents. No changes are proposed that would result in overlooking, overshadowing, or loss of privacy. In fact the removal of balconies improves residential amenity across the site.

The proposed changes do not affect any third party who was consulted or involved in the original application. No new impacts are introduced that would require further consultation or notification.

The proposals continue to comply with the Government’s Nationally Described Space Standards.

The proposed changes do not result in a shortfall in parking provision or conflict with landscaping or tree protection requirements (matters which are reserved by condition).

In summary, the proposed amendments are minor, proportionate, and consistent with the original planning permission, including the description of development. They do not introduce any new impacts and remain in accordance with the Council's protocol for Non-Material Amendments. We therefore respectfully request that the application be approved.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'K. Mistry', with a stylized flourish at the end.

Krishna Mistry MRTPI

Head of Planning

Krishna@newetthomes.co.uk