

# **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:         | <b>2025/62/91650/E</b>                                                                                          |
| Site Address:         | 143, Upper Commercial Street, Batley, WF17 5DH                                                                  |
| Description:          | Change of use of former public house (sui generis) to House in Multiple Occupation (within a Conservation Area) |
| Recommending Officer: | Elenya Jackson                                                                                                  |

### **DECISION – CONDITIONAL FULL 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.**

John Holmes

***AUTHORISED OFFICER***

**Date:** 26<sup>th</sup> November 2025

## **Officer Report.**

**Reference:** 2025/91650

**Location:** 143, Upper Commercial Street, Batley, WF17 5DH

**Proposal: Change of use of former public house (sui generis) to House in Multiple Occupation (within a Conservation Area)**

## **Site Description.**

143, Upper Commercial Street, Batley, WF17 5DH is the former 'The West End' public house in Batley.

The site is currently vacant with all former signage removed post 2019. The building is constructed from stone which is in-keeping with the wider area. There is vacant land to the rear of the site which is marginally visible from the public realm due to the site being situated on the corner of a side road.

The surrounding area is mixed use in nature and varied in character. There are some commercial premises to the east of the site and Batley Health Centre is across the road.

The site is located in Batley Market Place conservation area.

## **Description of Proposal.**

The application seeks permission for the conversion of the public house to a 10 Bedroom House in Multiple Occupation (HMO). The application was initially received with 11 bedrooms but this was amended during the course of the application.

The proposed plans demonstrate that the proposal would have cycle provision to the rear and a bin presentation point in front of the host property.

There is no increase to the footprint of the property proposed as part of the development.

The description has been amended from that as initially publicised, for clarity as to what is being considered. It is considered the description and plans as publicised adequately alerted the public to the nature of the development proposal and further publicity of the updated description is unnecessary in this case.

## **History of Negotiations/Amendments Received.**

Officers requested for alterations to be made to the floor plan of the proposal during the application due to concerns relating to the amenity space of future occupiers. In addition, the location of the bin storage and presentation points was requested to be amended due to the initial locations not being considered

acceptable. Revisions to the floor plan were also requested to ensure all apartments had a direct access to shared kitchen

### **Relevant Planning History.**

The most relevant planning history relates to an extant permission to convert the building to 4.no flats. Details as follows:

- 2024/62/92349/E: Change of use of former public house to 4 flats (C3) (within a Conservation Area). Conditional full permission granted 24<sup>th</sup> October 2024.

The extant permission saw consent granted for 2.no 1 bed flats and 2.no 2 bed flats. This permission is a material consideration relevant in the determination of this application and reference to where relevant in the following report.

### **Representations.**

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via a site notice and a press notice which expired on 31<sup>st</sup> July 2025.

One representation has been received questioning the extent of the red line boundary as the application form states that the proposal is exempt from BNG.

### **Consultations.**

**KC Highways Development Management** – Informal discussion, requested details of bin storage and collection details to be amended.

**KC Waste-** Requested that details of the management and maintenance of the refuse storage area by a designated private management company shall be submitted to and approved by the Local Planning Authority.

### **Policy/Legislation.**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development for Kirklees is the Local Plan (adopted 27<sup>th</sup> February 2019).

The application site is located in Batley Market Place Conservation Area.

### **Kirklees Local Plan (LP):**

- LP1 – Achieving Sustainable Development

- LP2 – Place Shaping
- LP3 – Location of New Development
- LP13 – Town Centre Uses
- LP15 – Residential use in town centres
- LP16 – Food and Drink and the Evening Economy
- LP20 – Sustainable Travel
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP24 – Design
- LP35- Historic Environment
- LP48 – Community facilities and services
- LP51 – Protection and Improvement of Local Air Quality
- LP52 – Protection and Improvement of Environmental Quality

### **Supplementary Planning Documents (SPD):**

- Kirklees Waste Management Design Guide for New Developments (2020)
- Highways Design Guide (2019)

### **National Policies and Guidance:**

National policies and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, together with Circulars, Parliamentary Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

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- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision-Making
- Chapter 7 – Ensuring the Vitality of Town Centres
- Chapter 8 – Promoting Healthy and Safe Communities
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 14 – Meeting the Challenge of Climate Change, Coastal Change and Flooding
- Chapter 15 – Conserving and Enhancing the Natural Environment
- Chapter 16 – Conserving and Enhancing the Historic Environment

### **Assessment.**

#### **1) Principle of Development**

Chapter 2 of the NPPF establishes that *“planning policies and decisions should play an active role in guiding development towards sustainable solutions.”* It further emphasises the importance of *“supporting strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations, and fostering a well-designed and safe built environment.”*

Reflecting these principles, Policy LP1 of the Kirklees Local Plan confirms that *“the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.”* Building on this, Policy LP2 requires all development proposals to draw on local strengths, seize opportunities, and address identified challenges, while Policy LP3 highlights the need for housing delivery to be achieved in a sustainable manner.

To support this vision, Kirklees Council has adopted the Housebuilders Design Guide SPD. This document defines what the Council considers to be good residential design, aiming to raise the quality of housing across the district.

Given the site’s former use as a public house, Policy LP48 is also relevant. Officers have noted that the building has been vacant for some time, and that two alternative public houses remain available within Batley Town Centre. As such, the proposal accords with LP48 C, since adequate alternative provision exists locally in equally accessible locations. Furthermore, there is an extant consent to convert the building to residential use.

The Council is currently unable to demonstrate a five-year supply of deliverable housing sites. Consequently, policies relating to the supply of housing land are considered out-of-date, and the NPPF presumption in favour of sustainable development is triggered.

Finally, Policy LP35 applies as the site lies within the Batley Market Place Conservation Area. This requires that proposals preserve or enhance the significance of the heritage asset.

Overall, the proposal is considered acceptable in principle as it would not undermine the vitality of the town centre, nor result in the loss of a valued community facility, and it would contribute to provision of housing having regard to the Council’s current housing land supply position. Furthermore, the extant consent at site establishes a C3 use of the building.

However, further assessment is required to fully address potential impacts on visual amenity, residential amenity, and highway safety.

## **2) Impact on Visual Amenity and Batley Market Place Conservation Area**

The NPPF offers guidance relating to design in chapter 131 (achieving well designed places) whereby paragraph 131 provides a principal consideration

concerning design which states: *“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring: *“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...”*

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character of appearance of Conservation Areas. This is echoed within policy LP35 of the Kirklees Local Plan and Chapter 16 of the NPPF.

At paragraphs 213 – 215 the NPPF is clear, that where development leads to substantial harm, this is necessary to achieve substantial public benefits that outweigh that harm or, in the case of less than substantial harm this should be weight against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

There are no external alterations proposed as part of this application and therefore, there would be no harm to the Conservation area, the visual amenity of the immediate vicinity or the host building. In this case it is not considered public benefits are required to be demonstrated to outweigh any identified harm.

Therefore, the proposal is considered acceptable in terms of impact to the character of the area, the host building and the Conservation Area and would accord with LP24 and LP35 of the Kirklees local plan in terms of visual amenity.

### **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.

Chapter 15 of the NPPF, ‘Conserving and Enhancing the Natural Environment’ is also of relevance to residential amenity. Paragraph 180 (e) sets out that, planning policies and decisions should contribute to and enhance the natural and local environment by *“preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, waste or noise*

*pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information...*

In addition to this, Policy LP52 of the Kirklees Local Plan states that proposals which have the potential to increase pollution from noise, vibration, light, dust, odour and other forms of pollution must be accompanied by evidence to show the impacts have been evaluated and measures have been incorporated to prevent or reduce the pollution, so as to ensure it does not reduce the quality of life and well-being of people to an unacceptable level or have unacceptable impacts on the environment.

With regard to the proposed change of use, the site is located in a mixed use commercial and residential area as it is within a local centre. There are no properties immediately adjoining the site with residential accommodation.

137 Upper Commercial Street adjoins the property to the east. This is a commercial unit and no external alterations are proposed. Therefore, no significant issues regarding overshadowing/loss of light or overbearing would be raised.

To the east of the site is a block of flats which has 143 to 153 Upper Commercial Street. There are no side facing windows in the application site and no external alterations; therefore, no significant issues would be raised regarding the residential amenity of the occupiers of these properties.

#### Future Occupiers of the Dwellings

In terms of the amenities of the proposed occupiers, Principle 16 of the Kirklees Housebuilders Design Guide SPD states that: "All new build dwellings should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers. It is appreciated that the proposal is not for dwellings, but it is considered that the principle of acceptable living standards is still applicable.

The Nationally Described Space Standards contain no specific standard for HMOs, nor for houses in excess of 6 bedrooms. However, Kirklees Council has its own amenity standards for Houses of Multiple Occupation which can be found at the following link:

<https://www.kirklees.gov.uk/beta/housing/pdf/HMO-amenity-standards.pdf>

Whilst it should be noted that this is not an adopted planning document it does provide a guide as to the standard of amenity that is considered acceptable for a HMO.

Section 8.1 of this document refers to bedsits and flats. This states that where one unit of accommodation has cooking living and sleeping facilities in one room one person should have an area of 13m<sup>2</sup>, where the occupants would have two or more rooms within cooking, living and sleeping facilities, a single bedroom should have an area of 6.5m<sup>2</sup> and a double room should have an

area of 10.2m<sup>2</sup> (all of the units associated with this proposal have private bathrooms and then a shared kitchen/communal space).

Room One: 10.6m<sup>2</sup> (excluding bathroom)  
Room Two: 12.7m<sup>2</sup> (excluding bathroom)  
Room Three: 17.1m<sup>2</sup> (excluding bathroom)  
Room Four: 17.2m<sup>2</sup> (excluding bathroom)  
Room Five: 14m<sup>2</sup> (excluding bathroom)  
Room Six: 14m<sup>2</sup> (excluding bathroom)  
Room Seven: 18.3m<sup>2</sup> (excluding bathroom)  
Room Eight: 14m<sup>2</sup> (excluding bathroom)  
Room Nine: 14m<sup>2</sup> (excluding bathroom)  
Room Ten: 18m<sup>2</sup> (excluding bathroom)

The proposal would also have 16.3m<sup>2</sup> of space allocated to be a kitchen/living area.

Section 8.2 refers to shared accommodation states that each living room should have a minimum floor space of 8m<sup>2</sup> plus an additional 1m<sup>2</sup> for every person in the building. The proposal would be 1.7m<sup>2</sup> smaller than that specified amount.

Officers have reviewed the details submitted, it is acknowledged that the shared community area would be 1.7m<sup>2</sup> smaller than outlined in the HMO amenity standards; however, it is noted that all bedrooms would meet the minimum requirements, they all benefit from private bathrooms which have not been included in the floor space calculations for the room and there is private amenity space associated with the building to the rear. It is therefore considered on balance that the 1.7m<sup>2</sup> shortfall in relation to shared communal space is acceptable in this instance

It is considered that the proposed bedrooms would provide an acceptable amount of living space for the future occupiers of the site as they would meet the minimum requirements for a double bedroom.

A License is also required for all privately-rented HMOs that accommodate 5 or more persons forming two or more households and Local councils are permitted to set their own standards, which may include space standards. Local Planning Authorities are however obliged to take into account all material planning considerations in determining a planning application, including residential amenity for future occupants, even if these are potentially duplicated by other sets of controls.

The amount of natural light that would be received by each of the habitable openings to the dwellings has been considered and is deemed to be acceptable.

The site is located adjacent to Upper Commercial street where it is anticipated that there will be high levels of road traffic noise. KC Environmental Health have not been consulted on the application; however, in the processing of the

extant consent it was considered necessary to require the submission of a noise assessment to consider all sources of noise in order to mitigate any potential loss of amenity to future occupants. This pre-commencement condition would be included upon any grant of permission in this case to ensure adequate measures are incorporated.

Having considered the above factors, the proposal is considered to result in no adverse impact upon the residential amenity of any surrounding neighbour occupants or the future occupiers of the dwelling subject to condition. The proposal therefore complies with Policy LP24 of the KLP (b), Key Design Principles of the House Extensions and Alterations SPD as well as Paragraph 130 (f) of the NPPF.

It is considered that, subject to conditions, the change of use would appropriately comply with the aims of Policies LP16(b), LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the NPPF, causing no detriment to the buildings located in close proximity, most importantly with an application of this nature, causing no detriment in terms of noise disturbance.

#### **4) Impact on Highway Safety**

The NPPF states that: *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

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 is also relevant, seeking to retain acceptable levels of off-street parking.

There has not been a highway statement provided to support the application; however, discussions have been held with KC Highways. KC Highways reviewed the application requested details of bin presentation points were required. It is considered that the site is in a sustainable location and therefore the provision of parking is not essential in this instance.

KC Waste requested details of the bin storage and this can be secured via condition. In light of the fact the proposal would be a HMO rather than 4 flats, it is considered necessary that the management of wastes is ensured through the imposition of a condition requiring submission of a scheme detailing the management and maintenance of the refuse storage area and collection of wastes from the premises. In this case it is considered the nature of the use (compared to the extant permission) is such this additional measure is ensured by the LPA to ensure effective waste management measures are in place.

The extant consent permits 4 flats, the anticipated parking demand in relation to the proposed development is not considered to be significantly greater than that of the extant consent. Given the extent of development which can be

undertaken in any event the proposal is considered to be acceptable having regard to resultant vehicular parking demand. This conclusion is drawn in light of the use / parking and vehicular movements associated with use of the building as a public house which can be lawfully undertaken in any event.

Therefore, subject to condition, the proposal is considered to comply with Policies LP16 (d and f), LP21 and LP22 of the Kirklees Local Plan.

## **5) Other Matters**

### **Biodiversity Net Gain/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. 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 Biodiversity Net Gain Technical Advice Note sets out that minor developments are subject to the mitigation hierarchy outlined within Chapter 2.2 and will still be required to demonstrate a net gain for biodiversity. Chapter 2.2 of the advice note details a mitigation hierarchy of avoid, mitigate, compensate, offset and finally enhance.

Given that the proposal would not increase the footprint of the building onsite and is not within a Bat Alert Layer, officers consider further ecological enhancement measures unnecessary in this instance. The proposal would accord with Policy LP30 of the KLP and Chapter 15 of the NPPF.

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 has been highlighted to fall within the de minimis exemption as per The Biodiversity Gain Requirements (Exemptions) Regulations 2024. This is not disputed by the LPA, given the proposal seeks change of use of the building. The submitted plans demonstrate the external areas, other than an area for waste storage, would remain unaltered. Therefore, a metric is not required to be provided as part of this application.

### **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 application's, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Principle 18 of the Housebuilders Design Guide sets out that new proposals should contribute to the Council's ambition to have net zero carbon emissions by 2038, with high levels of environmental sustainability by ensuring the fabric and siting of homes, and their energy sources reduce their reliance on sources of non-renewable energy. Proposals should seek to design water retention into proposals.

As part of this application, a Climate Change Statement was submitted, which set out several mitigation measures.

In this case, it is considered that the resultant residential development would have an acceptable impact on Climate Change, as it would have to be constructed to modern building standards.

### Drainage

This application is for alterations to an existing structure and the site is not located within any of the Flood Zones defined by the Environment Agency. Therefore, for a development of this scale, no further consideration can be given in terms of drainage.

## **6) Representations**

One representation was received regarding the proposals potential need to provide biodiversity net gain and whether land to the rear of the site should have been a blue line.

Officer response: The proposal is for a change of use of the building to a HMO as detailed in the description of the development. There are no external works to the building or extensions proposed and therefore the extent of works would fall within the de minimus exemption.

## **7) Conclusions**

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 that the development would constitute sustainable development and is therefore recommended for approval.

**Recommendation: Conditional Full Permission**

**Decision Authorisation – Delegated Powers**

**Application Number: 2025/62/91650/E**

**Officer Recommendation: Conditional Full Permission**

**Conditions and Reasons:**

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.

2. 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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP3, LP13, LP16, LP20, LP21, LP22, LP24, LP35, LP47, LP51 and LP52 of the Kirklees Local Plan, principles within the Housebuilders Design Guide SPD and policies within Chapters 2, 4, 7, 8, 9, 12, 14, 15 and 16 of the National Planning Policy Framework.

3. Before first occupation of any of the residential units hereby approved, the storage and access for collection of wastes from the premises shall be implemented in accordance with the details shown on drawing number UCS006revB titled 'Site Layout Plan Proposed' shall be provided and thereafter retained

**Reason:** In the interest of highway safety, to accord with Policies LP21 and LP22 of the Kirklees Local Plan and Principles 12 and 19 of Housebuilders Design Guide Supplementary Planning Document.

4. Before construction work commences, a report specifying the measures to be taken to protect the development from noise from all significant noise sources that are likely to affect the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The report shall:

- a) Determine the existing noise climate

- b) Predict the noise climate in living rooms (daytime), bedrooms (night-time) and other habitable rooms of the development
- c) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

**Reason:** To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating premises to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

This is a pre-commencement condition to ensure the proposal would be suitable for occupation and maintain an acceptable standard of residential amenity of future occupiers of properties in accordance with LP24 and LP52 of the Kirklees local plan.

- 5. Before first occupation of any of the residential units hereby approved, details of the storage and management and maintenance of the refuse storage area and collection of wastes from the premises shall be submitted and agreed in writing by the local planning authority. The details hereby approved shall be retained for the lifetime of the development.

**Reason:** In the interest of highway safety, to accord with Policies LP21 and LP22 of the Kirklees Local Plan and Principles 12 and 19 of Housebuilders Design Guide Supplementary Planning Document.

- 6. The number of bedrooms of the use hereby approved shall not exceed 10.no in total.

**Reason:** In the interests of amenity of future occupiers and for the avoidance of doubt as to what is being approved by this permission to accord with policies LP21, LP22 & LP24 of the Kirklees Local Plan, principles within the Housebuilders Design Guide SPD and policies within Chapter 12 of the National Planning Policy Framework.

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.

Note: It is advised that the occupants sign up to the Environment Agency's Flood alerts using the link below: What to do if you get a flood alert - GOV.UK (flood-warning-information.service.gov.uk)

Note: The applicant is reminded that Kirklees Council has powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including odours 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.

Note:

All noise assessments should be carried out by a competent person. The applicant may wish to contact the Association of Noise Consultants <http://www.association-of-noise1consultants.co.uk> (020 8253 4518) or the Institute of Acoustics [www.ioa.org.uk](http://www.ioa.org.uk) (0300 999 9675) for a list of members.

Plans and specifications schedule:-

| <b>Plan Type</b>                     | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|--------------------------------------|------------------|----------------|----------------------|
| Location Plan                        | UCS001           |                | 17/06/2025           |
| Site Plan                            | UCS006           | B              | 5/11/2025            |
| Proposed ground floor plan           | UCS 007          | B              | 25/11/2025           |
| Proposed first and second floor      | UCS008           | A              | 10/09/2025           |
| Existing Ground floor                | UCS003           | A              | 10/09/2025           |
| Existing first and second floor plan | UCS004           | A              | 10/09/2025           |
| Existing roof plan                   | UCS005           | A              | 10/09/2025           |
| Existing Layout Plan                 | UCS002           |                | 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.

Further details were requested relating to bin storage and collection on site, the number of bedrooms and to re orientate rooms on the ground floor plans.

