SUPPORTING STATEMENT

Section 73 Application to Vary Condition 2 (Approved Plans)
Planning Permission Ref: 2020/62/93954/W
SB Homes – Plots 1 & 27, Lingards Road, Slaithwaite, Huddersfield, HD7 5HY

Date: July 2025

1.0 Introduction

This statement supports an application made under **Section 73 of the Town and Country Planning Act 1990** to vary **Condition 2 (Approved Plans)** attached to planning permission **2020/62/93954/W**, which granted approval for the erection of 42 dwellings and associated works at Lingards Road, Slaithwaite.

This application seeks to amend the approved plans for **Plot 1** and **Plot 27** only. The proposed revisions represent detailed design development in response to site conditions and architectural refinement. The remainder of the approved development remains unchanged.

2.0 Planning Background

The original permission was granted by **Kirklees Council** on **11 October 2023**. Condition 2 of the decision notice secures the development's compliance with a defined list of approved plans and documents. Those relevant to this application include:

- **Plot 1:** *2019 572 111 Rev A – House Type E*
- **Plot 27:** *2019 572 105 Rev C – House Type B2*

This application proposes to vary **Condition 2** by removing these drawings and substituting them with updated versions described below.

3.0 Proposed Amendments

3.1 Plot 1 – House Type E (Revised)

Plot 1 is located at the entrance to the development and enjoys open views across the Colne Valley. The revised proposal improves the layout and form of the dwelling without increasing the number of bedrooms or significantly altering its footprint.

Key amendments include:

- Addition of a **detached garage** with sedum roof
- Revised entrance with a more **prominent porch**
- Reworked **internal layout** to improve spatial flow
- **Double-height entrance space** and a **roof terrace**

- Elevational updates to enhance articulation while preserving consistency with the approved material and design language

Proposed replacement drawings:

- *2510-PL-01-050-Plot 01 (House type E - Proposed Site Plan).pdf*
- *2510-PL-01-100-Plot 01 (House type E - Proposed Ground Floor and First Floor Plans).pdf*
- *2510-PL-01-101-Plot 01 (House type E - Proposed Second Floor and Roof Plan).pdf*
- *2510-PL-01-200-Plot 01 (House type E - Proposed North - South Elevations).pdf*
- *2510-PL-01-201-Plot 01 (House type E - Proposed East - West Elevations).pdf*

3.2 Plot 27 – House Type B2 (Revised)

The approved design for Plot 27 featured a single 4-bedroom detached house. Due to the plot's limited private amenity space and its prominent location within the masterplan, the revised proposal replaces this with **three self-contained apartments**, offering improved liveability and views.

Key amendments include:

- **3 x 3-person apartments** arranged over three storeys
- Apartments aligned to optimise views and daylight
- **Balconies** to each unit and dual-aspect living spaces
- Ground floor includes **bike store**, **communal gym**, and **refuse storage**
- Minor adjustments to external works to accommodate changes
- Meeting National space standard design

Proposed replacement drawings:

- *2510-PL-27-100-Plot 27 (House type B2 - Proposed Ground Floor and First Floor Plans).pdf*
- *2510-PL-27-101-Plot 27 (House type B2 - Proposed Second Floor and Third Floor Plans).pdf*
- *2510-PL-27-120-Plot 27 (House type B2 - Proposed Site Plan - Roof Plan).pdf*
- *2510-PL-27-200-Plot 27 (House type B2 - Proposed Elevations 1 - 2).pdf*
- *2510-PL-27-201-Plot 27 (House type B2 - Proposed Elevations 3 - 4).pdf*

5.0 Justification

The proposed revisions have been carefully developed to:

- Improve internal layouts, entrance legibility, and external relationships
- Retain consistency with the approved material palette and massing strategy
- Respect the architectural principles established in the wider masterplan

- Avoid any change to the total number of units approved under the original application

The amendments are considered **material**, but minor in scope, and are appropriate for consideration under **Section 73**.

6.0 Conclusion

This Section 73 application seeks to vary **Condition 2 (Approved Plans)** of application **2020/62/93954/W** in respect of Plots 1 and 27 only. The updated proposals represent design improvements aligned with the character of the development and do not impact the scheme's planning strategy or delivery.