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KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
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Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

MR

First name

Mohammed

Surname

Abrar

Company Name

PAD Architecture

Address

Address line 1

Suite 2,

Address line 2

Martin House 2, Martin Street

Address line 3

Town/City

Brighouse

County

Select

Country

United Kingdom

Postcode

HD6 1DA

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class G, M, MA, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

- Yes
 No

Was the current building constructed between 1 July 1948 and 28 October 2018?

- Yes
 No

Have additional storeys already been added to the original building (as it stood on 1 July 1948, or as built after that date; or, if 'Crown land', as it stood on 7 June 2006, or as built after that date)?

- Yes
 No

Is any part of the land or site on which the building is located:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest

- Yes
 No

The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

- Yes
 No

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

- Yes
 No

Would the proposed extended building's:

- height exceed 18m (as measured from ground level to the highest part of the roof); or
- roof be:
 - more than 3.5 metres higher than the highest part of the existing roof, where the existing building consists of one storey above ground level; or
 - more than 7 metres higher than the highest part of the existing roof, where the existing building consists of more than one storey above ground level.

- Yes
 No

If the dwellinghouse is not detached, would the proposed extension result in the highest part of the roof exceeding 3.5 metres above either:

- the highest part of the roof of the building it is joined to (e.g. by party wall or adjoining main wall); or
- if in a terrace, the highest part of the roof of any building in the row it is situated

- Yes
 No/The dwellinghouse is detached

Will the development include a window in any wall or roof slope forming a side elevation of the building?

- Yes
 No

Will the roof pitch of the principal part of the proposed extended dwellinghouse be the same as the roof pitch of the existing dwellinghouse?

- Yes
 No

Will the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?

- Yes
 No

Following the development, will the dwellinghouse remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

- Yes
 No

Related operations and works

Will any proposed engineering operations reasonably necessary to construct the additional storeys include:

- Provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- Anything other than works within the existing curtilage of the building to strengthen existing walls or foundations

- Yes
 No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any works proposed

First floor extension and single Storey rear extension

Please describe the effects of the proposed development on the external appearance of the building including the design and architectural features of the principal elevation (and any side elevation that fronts a highway)

The proposed development has been carefully designed to complement and respect the existing architectural character of the property. The extension within the existing footprint ensures that the overall form and visual integrity of the building are maintained.

The principal elevation will retain its original architectural features, including the symmetrical window arrangement and the existing stonework finish, which will be preserved and matched in the new additions. The first-floor extension will be constructed within the existing footprint, with the roof design matching the existing roofline, ensuring seamless integration and a cohesive appearance.

Overall, the proposed extensions will have a minimal visual impact on the principal elevation and will maintain the traditional character of the property. The design has been developed to ensure that the external appearance remains harmonious with the existing building and the surrounding streetscape, respecting local architectural features and the character of the area.

In the case of upwards extensions consideration must be given to every face of the building

Measurements

What is the current height of the dwellinghouse (in metres, as measured from ground level to the highest part of the roof).

5.3

What will be the height of the dwellinghouse once the additional storeys are added (in metres, as measured from ground level to the highest part of the roof).

7.85

Impacts and risks

Please provide details of any air traffic and defence asset impacts and how these will be mitigated

There are no designated air traffic or defence assets within the vicinity of the proposal that would be affected by the proposed development. The site is located in a residential area away from airports, aerodromes, or military defence zones.

Given the location and nature of the proposed extensions, there are no anticipated impacts on air traffic safety, defense operations, or related infrastructure. As such, no mitigation measures are required.

Please provide details of the impacts of on the amenity of any adjoining premises including overlooking, privacy and the loss of light and how these will be mitigated

As a detached property with an oblique orientation, the proposal is designed to minimize any adverse effects on neighboring properties. The development is positioned within the existing footprint, with careful consideration given to the privacy, overlooking, and potential loss of light to adjoining premises.

The extensions are located at a sufficient distance from neighboring properties, and the windows on the proposed extensions will be positioned to avoid direct overlooking into adjoining gardens and habitable rooms. The symmetrical window arrangement on the principal elevation will be maintained, and any new windows will be positioned to prevent overlooking of neighboring gardens, thus protecting privacy.

Due to the modest height of the extensions (particularly the 2.75-meter-high) and their location within the existing footprint, the impact on natural daylight and sunlight access to adjoining properties will be minimal. The oblique orientation of the site further reduces the potential for overshadowing, ensuring that neighboring properties retain adequate daylight.

The rear extension's height is limited to approximately 2.75 meters, and its flat roof design with a lantern minimizes its bulk and shading effect. Windows on the principal elevation will be symmetrical and positioned to avoid direct line-of-sight into neighboring gardens and habitable rooms.

Any new windows or openings have been designed to comply with privacy standards, with appropriate positioning.

In the case of upwards extensions this includes neighbouring properties which are not contiguous with the proposed development site. Further details should be provided for these application types

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

Due to the siting and orientation of the property, the proposed extensions will not have any adverse impact on any protected views in the area. The property is situated in a residential setting with no designated or protected views that would be affected by the development.

The extensions are of modest scale, within the existing footprint, and are designed to be visually subordinate, ensuring they do not intrude upon or obstruct any significant sightlines or protected vistas. Additionally, the oblique orientation of the property minimizes any potential visual impact on views from neighboring properties or public viewpoints.

Overall, there are no known protected views affected by this development, and the proposals are designed to be sensitive to the surrounding visual environment.

These are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

Declaration

I/We hereby apply for Prior Approval: Additional storeys on a dwellinghouse as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Mohammed Abrar

Date

09/07/2025