

Enquiries to: Katie Chew

Kirklees Direct
Tel: 01484 414746
Email: Katie.chew@kirklees.gov.uk

A Gorrod,
Homes By Honey
Lumina
Park Approach
Leeds
LS15 8GB

Date: 24-Jul-2025
Our Ref: 2025/91911

Dear Sir,

**Application for a non-material amendment following a grant of planning permission,
Town and Country Planning Act 1990**

Non material amendment to previous permission 2024/90058 for reserved matters application, including considerations of appearance, scale, layout, and landscaping, for erection of 67 dwellings, pursuant to outline permission 2020/92307 for erection of residential development (up to 75 units) and discharge of outline conditions 7 (archaeology), 8 (foul and surface water drainage strategy), 9 (flood routing), 10 (mitigatory tree planting), 11 (cycle parking), 12 (arboricultural assessment), 13 (Ecological Design Strategy), 14 (Ecological Impact Assessment) and 15 (noise impact assessment)

Penistone Road/, Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS

Application Number: 2025/91911

Thank you for your application dated 09-Jul-2025 for a non-material amendment to the above scheme. The amendments sought are:

- Parking bays adjacent to plots 27 & 32 have been moved to the bottom of the same road, opposite plot nos. 26, 27, 31 & 32, to allow for the correct space requirements needed by S38/Highway design and development.
- Parking bays adjacent to plots 49 & 50 have increased in size to comply with the correct dimensions required by S38/Highway design and development.
- Parking bay adjacent to plot no. 53 has been removed with an equivalent bay added adjacent to plot nos. 26, 27, 31 & 32.
- Overall, the proposed amount of visitor parking spaces remains the same as the amount on the approved layout, it is simply the sizes and locations of the bays that have changed.

The proposed amendments are illustrated in the following drawings/documents:

- Planning Layout, Drawing No. 102 Rev L, received 10/07/2025.
- Covering Letter by Homes by Honey, dated 07/07/2025, received 10/07/2025.

I confirm that the alterations are acceptable and may be considered as a non-material amendment to the approved drawings. It should be noted that this letter relates only to the non-material amendment sought and it is not a re-issue of the original planning permission. The two documents should be read together and as such, all conditions imposed on the original granting of planning permission apply to the proposal as now amended. A copy of this letter and the amended plans will be retained on the public record of approved documents.

I would draw your attention to the need to deal with the Building Surveyor to ensure that the proposal, as amended, still complies with the Building Regulations.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Mathias Franklin
Head of Planning and Development