

Re: Planning Application 2025/92156 – Proposed 4-Storey Dwelling at Plot 27

I write to formally object to the determination of the above application under delegated powers, on the grounds of procedural impropriety and material departure from the parameters established by the original full planning permission.

1. Material Departure from Committee-Approved Scheme

The original full permission for this site was granted by Planning Committee and explicitly approved dwellings of two and three storeys. The current proposal would introduce a four-storey dwelling at Plot 27, representing a clear and substantial departure in scale, massing, and visual impact. This exceeds the design envelope considered and approved by committee, and materially alters the character and hierarchy of the development.

2. Breach of Kirklees Scheme of Delegation

Under Kirklees Council's adopted Scheme of Delegation, case officers may not approve applications that:

- Conflict with the development plan and are recommended for approval;
- Represent a material departure from a previously approved scheme;
- Attract significant public objection or councillor call-in;
- Undermine the intent or conditions imposed by a committee resolution.

The proposed four-storey dwelling breaches these thresholds. It conflicts with the scale parameters of the original permission, introduces a dominant and uncharacteristic massing form, and risks setting a precedent that undermines the committee's original decision.

3. Precedent Set by Application 2020/93954

In the case of 2020/93954, Kirklees officers correctly referred the application to committee due to its scale, public interest, and material impact. That decision reflects an established procedural standard: where a proposal materially alters the approved development form, committee oversight is required. The same principle must apply here.

4. Request for Committee Referral

Given the above, I respectfully request that application 2025/92156 be referred to the District Wide Planning Committee for determination. Officer approval under delegated powers would constitute a breach of the Scheme of Delegation and expose the Council to procedural challenge.

I reserve the right to escalate this matter further should the application be determined without proper oversight.