

Appeal 6002507

Submitted on 11 December 2025.

Before you start

Local planning authority	Kirklees
Appeal type	Full planning
Decision date	10 November 2025

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	MR Ryan Halloran
Contact details	Andrew Keeling AKPlanning
What is your phone number?	[REDACTED]
What is the address of the appeal site?	210 Whitehall Road East Birkenshaw BD11 2LL
What is the area of the appeal site?	0.2 ha
Is the appeal site in a green belt?	Yes
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Will an inspector need to access your land or property?	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	2025/62/92279
What date did you submit your application?	15 September 2025

Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	DEMOLITION OF EXISTING DWELLING AND ERECTION OF DETACHED DWELLING
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	2025-92279 _Application+Forms_ 1101769.pdf (/document/99f64270-bd62-47cc-9a89-f3cecd28162e)
Decision letter	2025-92279 _Decision+Notice_ 1113040.pdf (/document/b5057e0b-a548-4874-8432-a171049832a8)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Appeal Statement Whitehall Road East V2.pdf (/document/962d2172-04d6-47df-aa45-884c9e65283b)
Do you need to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	D and A incorporating planning statement Whitehall Road East.pdf (/document/927a4010-b4c6-4d1c-9961-ef6e5e09868f)
Plans, drawings and supporting documents	(2) Existing Dwelling Plans and Elevations - 04.08.25.pdf (/document/87ec8748-3390-4bd1-973e-732005b13c07) (3) Proposed Site Plan - 04.08.25.pdf (/document/9cd242dc-e68c-4552-9320-8e581a46a59a)

[\(4\) Proposed Plans and Elevations - 04.08.25.pdf \(/document/4780a0e3-5023-4c4b-9117-a790474411b8\)](#)
[2025-92279CMRA.pdf \(/document/5b35294b-c7a3-4dfd-81aa-b2e39475ca71\)](#)
[2025-92279 _climate change.pdf \(/document/84bab838-7ad0-498f-ad94-c1f3ff188bc0\)](#)
[\(1\) Existing Site Plan - 04.08.25.pdf \(/document/c58b5265-1af2-4c9c-ba18-d5fbdb10f472\)](#)
[\(5\) Proposed Visuals - 04.08.25.pdf \(/document/a1e75604-bb5f-4610-8881-e709b4a36eaa\)](#)

Do you have any new plans or drawings that support your appeal? No

Do you have any other new documents that support your appeal? No
