



Application Number	
Date Logged	
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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 a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

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

Mrs

First name

June

Surname

McNulty

Company Name

Address

Address line 1

16, Highwood Lane

Address line 2

Highwood Lane

Address line 3

Town/City

Kirkburton

County

Country

United Kingdom

Postcode

HD8 0UF

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- Yes
 No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- Yes
 No
 Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

DEMOLITION OF DETACHED GARAGE AND SINGLE STOREY LEAN-TO EXTENSION AND ERECTION OF ONE DETACHED DWELLING WITH ASSOCIATED PARKING AND LANDSCAPING

Reference number

2023/62/91049/E

Date of decision

03/07/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- Householder development:** Development to an existing dwelling-house or development within its curtilage
 Other: Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

I am respectfully request consideration for the removal/relaxation of Conditions 6 attached to the current planning proposal, due to a number of practical and accessibility-related factors affecting the property.

Please state why you wish to make this amendment

At the side of the property, the existing lean-to outbuilding accommodates essential utilities, including the gas supply, central heating boiler, water meter, and the only downstairs toilet. The retention of this facility is of particular importance, as it provides essential ground-floor amenities which are relied upon by my wife, who has mobility issues. Its removal, as currently required in order to achieve the full tandem parking standard, would materially diminish both the functionality and accessibility of the dwelling.

It is acknowledged that the proposed tandem parking arrangement falls marginally short—by approximately 800mm—of the prescribed standard. However, this variance is relatively minor and would not, in practical terms, undermine the ability of the property to accommodate two vehicles. The increasing prevalence of smaller private cars within residential developments demonstrates that slightly reduced dimensions can still function effectively. Indeed, many comparable properties currently operate with undersized parking arrangements without generating adverse impacts on usability or the local highway network.

In this context, it is submitted that a degree of flexibility in the application of the tandem parking standard is justified. Retention of the outbuilding would not only safeguard critical utility infrastructure but also maintain essential ground-floor toilet provision, thereby directly supporting accessibility for a household member with mobility limitations. This is consistent with the wider planning objectives of delivering inclusive, adaptable, and accessible housing, as encouraged under national and local planning policy.

I relaxation of the parking requirements would not negatively impact the amenities of the house and surrounding areas given the width of Turnshaws Avenue and the abundance of on-street parking.

Accordingly, I respectfully request that Conditions 6 be varied or removed to enable a reconfiguration of the tandem parking layout. Two smaller vehicles could still be accommodated within the designated space by positioning the second vehicle at a slight angle behind the first. This would ensure that the intended parking capacity is retained, whilst also preserving the outbuilding and the critical amenities it contains. Such an approach would achieve the underlying objectives of the parking requirement, whilst balancing these against equally important considerations of accessibility, residential amenity, and inclusive design.

Are you intending to substitute amended plans or drawings?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

19/08/2025

Details of the pre-application advice received

We had initially submitted a change/variation to plans submission but we were subsequently advised that we should infact submit a non material ammendment.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Declaration

I/We hereby apply for Non-Material Amendment 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

June McNulty

Date

24/08/2025