



Application Number	
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KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

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

Dr

First name

Alia

Surname

Sarwar

Company Name

Address

Address line 1

94 Beaumont Park Road

Address line 2

Address line 3

Beaumont Park

Town/City

Huddersfield

County

Country

United Kingdom

Postcode

HD4 7AU

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

We would like to make a non material amendment to our previous application 2021/91207.

Following completion of our application process our build work commenced and was structurally completed towards the end of 2023 with internal works taking a few months longer. During the build it was identified by the contractors that the drainage to the first and second floor bathrooms was posing to be a problem. Within a short space of time we were pressured to take things back to the drawing board with the architect and have internal designs reconfigured to allow all the waste drainage was running down the left side of the building and flow directly to the waste manhole which is located here. The architect completed the revised drawings for us and advised us that a further minor amendment application was not necessary. Changing the locations of the bathrooms necessitated the adding of small obscured glass, top opening bathroom windows. Based on this we discussed the matter with our immediate neighbours on this side of the property who agreed to the insertion of the small top opening obscured-glass bathroom windows on the elevation facing their house and the building work was subsequently continued to completion. In hindsight now we understand a non material amendment application should have been made at the time.

Amendments made to the existing application can be seen on the revised drawings provided.

1. Addition of a small raised top opener bathroom window to the middle of the left side elevation of the property above the side entrance to the property. This window is to the main bathroom, and provides some light and ventilation. Obscurity level 4 stippolyte Pilkington glass has been used.
2. Addition of a small raised top opener bathroom window to the left of the central protruding front elevation. This window is to the landing bathroom and provides a some light and ventilation. Obscurity level 4 stippolyte Pilkington glass has been used.
3. Addition of a small window with clear glass to the right of the central protruding front elevation. This window sits opposite to the landing bathroom window on the same side as 4 other clear glass side windows to the living room on the ground floor and bedrooms on the first floor which have already approved. This window provides light to a small 1.2m squared first floor laundry closet.
4. Removal of the garage and changing of the garage door to a window to the home office only.
5. The attic en suite was moved from the right side of the property to the left side to facilitate drainage. This does not result in any changes to the external design of the property.

We believe there is no overlooking to neighbouring properties, but if required we can consider changing the glass to level 5 obscurity to the bathrooms if needed.

Your kind decision on this matter is sought. If there has been any oversight or error made in this application I would be grateful for your guidance so it can be amended.

Reference number

Reg: COMP240550 (2021/91207)

Date of decision

25/08/2025

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

We would like to make a non material amendment to our previous application 2021/91207.

Amendments made to the existing application can be seen on the revised drawings provided.

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4. Removal of the garage and changing of the garage door to a window to the home office only.
5. The attic en suite was moved from the right side of the property to the left side to facilitate drainage. This does not result in any changes to the external design of the property.

Please state why you wish to make this amendment

Following completion of our application process our build work commenced and was structurally completed towards the end of 2023 with internal works taking a few months longer. During the build it was identified by the contractors that the drainage to the first and second floor bathrooms was posing to be a problem, due to drainage issues overlooked during the initial design phase. Within a short space of time we were pressured to take things back to the drawing board with the architect and have internal designs reconfigured to allow all the waste drainage was running down the left side of the building and flow directly to the waste manhole which is located here. The architect completed the revised drawings for us and advised us that a further minor amendment application was not necessary. Changing the locations of the bathrooms necessitated the adding of small obscured glass, top opening bathroom windows. Based on this we discussed the matter with our immediate neighbours on this side of the property who agreed to the insertion of the small top opening obscured-glass bathroom windows on the elevation facing their house and the building work was subsequently continued to completion. In hindsight now we understand a non material amendment application should have been made at the time.

We believe there is no overlooking to neighbouring properties to the side where the bathroom windows have been introduced, but if required we can consider changing the glass to level 5 obscurity to the bathrooms if needed.

The landing bathroom has no overlooking above what already exists from the approved bedroom window.

The main bathroom window is smaller and more raised, it is the smallest size obscured window and top opener that the window company could install.

The laundry closet window provides no more oversight than exists with the already approved windows. x2 first floor bedroom windows. x2 ground floor living room windows.

The removal of the garage and replacing with an office window, as we understand does not require planning approval. The design of the house remains appealing and these minor amendments do not detract from this. Many immediate neighbouring properties have existing side elevation first floor and ground floor windows which can overlook. Ours are generally smaller than all of these we see, and as all the properties are large and detached, with large gardens and with considerable mature greenery around them, privacy is maintained.

Your kind decision on this matter is sought. If there has been any oversight or error made in this application I would be grateful for your guidance so it can be amended.

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

Block plan id 901957 Size 108KB 27.10.2021 SF and Roof plan
Grouped Plans and Elevations id 862891 Size 192KB 06.04.2021 101 existing and location plan
Grouped Plans and Elevations id 869244 Size 178KB 04.05.2021 Demolition and retention plan
Grouped Plans and Elevations id 903691 02.11.2021 05 Elevations
Proposed Floor Plans id 899389 Size 118KB 08.10.2021 06 GF FF plans

New plan/drawing numbers

Trend architecture revised drawings

1. 3D elevations
2. Attic floor plan
3. Staircases
4. Elevation plans
5. Floors ground and 1 layout
6. Cross sectional plans

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

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

Alia Sarwar

Date

26/08/2025