



Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
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 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

Unused land situated on Earls Avenue, HD58DT, Huddersfield. Although the site is registered under the address of 14 Lincroft Avenue, the proposed dwelling is facing Earls Avenue.

Applicant Details

Name/Company

Title

mr

First name

Colin

Surname

Smith

Company Name

Address

Address line 1

14 Lincroft Avnue

Address line 2

Address line 3

Town/City

Huddersfield

County

West Yorkshire

Country

United Kingdom

Postcode

HD5 8DS

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

123.36

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Erection of a two-bedroom dormer bungalow on used land, previously a detached garage.

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Unoccupied vacant land.

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

Detached garage.

When did this use end (if known)?

30/01/2024

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Off-White render

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Grey interlocking tiles

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

Grey UPVC windows and doors.

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Grey UPVC.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Proposed materials and finishes:

1800mm High treated fencing

Type:

Vehicle access and hard standing

Existing materials and finishes:

Proposed materials and finishes:

5x5m permeable driveway serviced by a 5 meter wide drop crossing.

Type:

Lighting

Existing materials and finishes:

Proposed materials and finishes:

Exterior low level LED lighting around the dwelling

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Attached documents are referenced below:

Planning Statement - Earles Avenue Proposed Dormer Bungalow
Design and Access Statement - Earles Avenue Proposed Dormer Bungalow
Site Plan - Earles Avenue Proposed Dormer Bungalow
Ground floor - Earles Avenue Proposed Dormer Bungalow
Dormer Floor - Earles Avenue Proposed Dormer Bungalow
Drainage - Earles Avenue Proposed Dormer Bungalow
Front Elevation - Earles Avenue Proposed Dormer Bungalow
Rear Elevation - Earles Avenue Proposed Dormer Bungalow
Left Elevation - Earles Avenue Proposed Dormer Bungalow
Right Elevation - Earles Avenue Proposed Dormer Bungalow
Visualisation - Earles Avenue Proposed Dormer Bungalow
Visualisation 1 - Earles Avenue Proposed Dormer Bungalow

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- Yes
 No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Self-build and custom build development

Are you building more than nine houses?:

No

Is the total size over 0.5 hectares?:

No

Do all buildings meet the definition of self-build or custom housebuilding as set out in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2015?](#):

Yes

Does your Local Planning Authority require applicants for self-build and custom-build development to evidence their eligibility?:

No

Please justify the reason why biodiversity net gain does not apply:

This is a small-scale residential development nevertheless, the dwelling will provide modest biodiversity enhancements as part of the landscaping design. These include: A lawned garden area to the front and rear of the dwelling. The planting of shrubs and small native species to support pollinators. Scope for the installation of bird and/or bat boxes if requested by the Local Planning Authority.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please see attached 'Drainage - Earles Avenue Proposed Dormer Bungalow'

14 Lincroft Avenue, HD5 8DS has recently undergone development works, including the installation of a new drainage system. A foul sewer connection has been extended to the boundary of the plot, and the works have been inspected and approved by Kirklees Building Control

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

Wooden Bin storage built in at the front of the Proposed Building. Storage suitable for both Recycle and Waste bin in accordance to Kirklees Council requirements.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Storage accommodates for Recyclable waste.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

-
-

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
- No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
- No

Industrial or Commercial Processes and Machinery

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes No
 If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>A</i>

Social, Affordable or Intermediate Rent

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>B</i>

Affordable Home Ownership

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>C</i>

Starter Homes

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Bedsit/studios	<input type="checkbox"/>						<i>c</i>
Other	<input type="checkbox"/>						<i>d</i>
Totals (a + b + c + d) =							<i>D</i>

Self Build and Custom Build

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Bedsit/studios	<input type="checkbox"/>						<i>c</i>
Other	<input type="checkbox"/>						<i>d</i>
Totals (a + b + c + d) =							<i>E</i>

Total proposed residential units (A + B + C + D + E) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>F</i>

Social, Affordable or Intermediate Rent

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>G</i>

Affordable Home Ownership

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>H</i>

Starter Homes

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Bedsit/studios	<input type="checkbox"/>						<i>c</i>
Other	<input type="checkbox"/>						<i>d</i>
Totals (a + b + c + d) =							<i>I</i>

Self Build and Custom Build

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Bedsit/studios	<input type="checkbox"/>						<i>c</i>
Other	<input type="checkbox"/>						<i>d</i>
Totals (a + b + c + d) =							<i>J</i>

Total existing residential units (F + G + H + I + J) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
- No

Is the proposal for a waste management development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- 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

2025/20123

Date (must be pre-application submission)

04/02/2025

Main feedback from our pre-planning application was;

Access

Kirklees advised: The site slopes down from Earles Avenue and therefore the parking area should be built up to provide a level access to the adopted highway. An independent Stage 1 Road Safety Audit may be required depending on final access arrangements.

Our response: The revised scheme includes a level driveway designed to meet Earles Avenue safely. The access utilises the existing dropped kerb (approx. 5m wide), which aligns with the double driveway proposed.

Parking

Kirklees advised: Two off-street parking spaces of 2.4m x 4.8m are required for a dwelling of up to three bedrooms. Replacement parking for No.14 Lincroft Avenue should also be provided to avoid reliance on on-street parking. Driveways must be surfaced and drained in line with national guidance to prevent run-off to the highway.

Our response: The new layout provides two off-street parking spaces measuring 5m x 5m for the new dwelling. The driveway will be surfaced with permeable material, draining within the site, in full compliance with Communities and Local Government guidance. 14 Lincroft Avenue has developed their property to accommodate for parking of up to three vehicles. These amendment's address the issues of parking (VX7535RCT7530031 - Please see the application for Vehicle Crossing at 14 Lincroft Avenue).

Waste Collection

Kirklees advised: Waste storage and collection points must be indicated for both dwellings, positioned to be accessible to collection crews without obstructing parking or the highway.

Our response: A dedicated bin storage area is now shown to the side of the front lawn. This location ensures easy presentation on collection day, while remaining clear of the driveway and highway. The dwelling will have safe, accessible and unobtrusive storage/collection arrangements in line with the Kirklees Waste Management Design Guide.

Overshadowing

Kirklees advised: That the scale and roof design could cause overshadowing and overlooking.

Our response: The proposed dwelling has now been developed to be a single-storey with a modest dormer, significantly reducing the risk of overshadowing or overbearing impact. The revised design incorporates a hipped roof and dormer arrangement to reduce visual bulk and prevent overshadowing, in line with local design guidance. The design ensures no direct overlooking into neighbouring habitable rooms.

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Colin

Surname

Smith

Declaration Date

26/08/2025

Declaration made

Declaration

I/We hereby apply for Full planning permission 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

Colin Smith

Date

26/08/2025