strata

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Ref: PP-14257879
Date: 25/09/2025

Dear Sir or Madam

APPLICATION FOR SECTION 96A - NON-MATERIAL AMENDMENT OF PLANNING PERMISSION REF: 2021/62/93567/E (DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND ERECTION OF 180 DWELLINGS WITH ASSOCIATED WORKS) FOR THE DEVELOPMENT OF LAND OFF WESTGATE, CLECKHEATON, BD19 5DR.

We hereby submit a Section 96A - Non-Material Amendment application in respect of planning permission reference 2021/62/93567/E for the development of Land at Westgate, Cleckheaton, BD19 5DR.

The application has been submitted via the planning portal (ref: PP- 14257879). The application fee of £293 will now have been cleared via the Planning Portal upon the Local Planning Authority's receipt of this application. In addition to this cover letter and the application form, the application is accompanied by the information as detailed below.

Proposed Changes:

The approved plan: Site Layout (Dwg: BY00099-STH-B01-XX-DR-A SL001 Rev: O) is to be replaced by the following proposed plan: Site Layout (Dwg: BY00099-STH-B01-XX-DR-A SL001 Rev: T).

The amendments to be made consist of the following:

1) <u>Amendment to Plot 52's Garden Arrangement</u>

There is a small section of land in the south eastern corner of the site that we do not own and were hoping to take control of. Unfortunately, this will not be possible and as a result it has been excluded from the garden of plot 52. The garden fence alignment has been amended to reflect this.

Figure 1 - Previously Approved Site Layout (Dwg: BY00099-STH-B01-XX-DR-A SL001 Rev: O)

Figure 2 – Proposed Site Layout (Dwg: BY00099-STH-B01-XX-DR-A SL001 Rev: S)

2) <u>Re-Arrangement of Rear Pathways for Plots 159-162</u>

As Kirklees Council are aware, this site is to be delivered in partnership with Thirteen Housing Group. Thirteen Housing Group have reviewed the approved plans and would prefer to design out rear access paths where possible. This has been possible for Plots 159-162 by splitting the terrace block of 4 into two semi detached blocks.

Figure 3- Previously Approved Site Layout (Dwg: BY00099-STH-B01-XX-DR-A SL001 Rev: O)

Figure 4 - Proposed Site Layout (Dwg: BY00099-STH-B01-XX-DR-A SL001 Rev: S)

3) <u>Enlargement to Plot 58 Rear Garden</u>

An area of land between plots 59 and 58 was previously excluded from rear gardens due to it being owned by Kirklees Council. This land has now been purchased and has therefore now been included within gardens of plots 58 and 59.

Figure 5 - Previously Approved Site Layout (Dwg: BY00099-STH-B01-XX-DR-A SL001 Rev: O)

Figure 6 - Proposed Site Layout (Dwg: BY00099-STH-B01-XX-DR-A SL001 Rev: S)

4) <u>Amendment to the MY A-205 House-type</u>

Thirteen Housing Group have requested a plot substitution of the three Strata bungalows (MYA-205) to Thirteen Group's bungalow (HT2A). It still has the same number of bedrooms and differs only slightly in floor area to the Strata Type previously approved so the footprint is the same and this does not impact upon the layout in a material way.

On the basis of the above, it is proposed that:

- The approved plan titled: Planning - MY A-205 (Dwg: 100) is to be replaced by the following proposed plan titled: HT2A - Planning Drawing (Dwg: BY00099-P1-01-A2).

5) <u>Addition of Part M4(2) Plots</u>

Thirteen Housing Group have a company policy to try and deliver as many M4(2) homes on their sites as possible. Although not a policy requirement in Kirklees Strata have looked to achieve

this across the site on as many plots as possible which has resulted in the following minor layout changes.

Plots 23-25, 27, 29-30, 32-34, 41-42, 47-53, 59-61, 68, 72-73, 80, 82-84, 89-90, 100, 114, 127-128, 173-174 are to be delivered as Part M4(2) dwellings.

In order to ensure Part M Compliance, as per building regulation requirements, the following amendments have been made to ensure accessibility for all:

- The bin collection point serving Plots 28 - 32 has been moved closer to the adoptable road in order to accommodate the 3.3m wide parking bay serving Plot 28. The pathway serving Plot 28 has been realigned to accommodate this.

Figure 7- Previously Approved Site Layout (Dwg: BY00099-STH-B01-XX-DR-A SL001 Rev: O)

Figure 8- Proposed Site Layout (Dwg: BY00099-STH-B01-XX-DR-A SL001 Rev: S)

- Plots 49 and 50 have been moved north by 0.5m to allow for the 3.3m wide parking bay serving Plot 50.

Figure 9 - Previously Approved Site Layout (Dwg: BY00099-STH-B01-XX-DR-A SL001 Rev: O)

Figure 10 - Proposed Site Layout (Dwg: BY00099-STH-B01-XX-DR-A SL001 Rev: S)

- The rear shared pathway serving Plots 60 and 61 has been increased to 1.2m in width. In order to accommodate this, Plots 62 and 63 have shifted west by 0.3m.

Figure 11 - Previously Approved Site Layout (Dwg: BY00099-STH-B01-XX-DR-A SL001 Rev: O)

Figure 12 - Figure 13 - Proposed Site Layout (Dwg: BY00099-STH-B01-XX-DR-A SL001 Rev: S)

Application Documents:

As a result of the above changes, the following plans form part of this application:

- Site Layout (Dwg: BY00099-STH-B01-XX-DR-A SL001 Rev: T).
- HT2A - Planning Drawing (Dwg: BY00099-P1-01-A2).
- Westgate Cleckheaton External Works Sheet 1 (Dwg: QD1776-04-01 Rev: I).
- Westgate Cleckheaton External Works Sheet 2 (Dwg: QD1776-04-02 Rev: J).

Summary

It is clear that the proposed changes are relatively minor in nature and provide design improvements to the scheme. I trust that you have all of the necessary information to validate the application.

If there is any further information required or any issues with any of the above, please do not hesitate to contact myself.

Yours faithfully,

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