



Planning Department
Kirklees Metropolitan Council
Planning Services
Huddersfield
HD1 9EL

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Our ref.
Your ref. 2024/90058

03 October 2025

Dear Planning Department,

NON-MATERIAL AMENDMENT APPLICATION

RESERVED MATTERS APPLICATION, INCLUDING THE CONSIDERATIONS OF APPEARANCE, SCALE, LAYOUT, AND LANDSCAPING, FOR THE ERECTION OF 67 DWELLINGS, PURSUANT TO OUTLINE PERMISSION 2020/92307 FOR THE ERECTION OF RESIDENTIAL DEVELOPMENT (UP TO 75 UNITS) AND THE DISCHARGE OF OUTLINE CONDITIONS 7 (ARCHAEOLOGY), 8 (FOUL AND SURFACE WATER DRAINAGE STRATEGY), 9 (FLOOD ROUTING), 10 (MITIGATORY TREE PLANTING), 11 (CYCLE PARKING), 12 (ARBORICULTURAL ASSESSMENT), 13 (ECOLOGICAL DESIGN STRATEGY), 14 (ECOLOGICAL IMPACT ASSESSMENT) AND 15 (NOISE IMPACT ASSESSMENT)

I am writing to formally submit an application for a non-material amendment attached to the approved planning permission (2024/61/90058/W) for Penistone Road/ Rowley Lane, Fenay Bridge. This is to amend the front elevations of two house types (Avocado and 2B3P). The justification for the NMA is as follows:

- Both house types were approved with a small ground floor window on the front elevation. Since then, these house types have been updated so that the ground floor front elevation windows have increased in size. Example snippets have been pasted below.

homesbyhoney.co.uk

honey, Lumina, Park Approach, Leeds, LS15 8GB

Proposed elevation in this NMA



Front Elevation

Approved elevation under 2024/61/90058/W



Front Elevation

I trust that the submitted information meets the necessary requirements for this application. Please let me know if any additional information is required to facilitate the approval process.

Andy Gorrod

Planning and Technical Manager