

Enquiries to: Katie Chew

Kirklees Direct
Tel: 01484 414746
Email: Katie.chew@kirklees.gov.uk

Andy Garrod
Homes by Honey
Lumina
Park Approach
Leeds
LS15 8GB

Date: 21-Oct-2025
Our Ref: 2025/92784

Dear Sir

**Application for a non-material amendment following a grant of planning permission,
Town and Country Planning Act 1990**

Non material amendment to previous permission 2024/90058 for 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)

Penistone Road/, Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS

Application Number: 2025/92784

Thank you for your application dated 07-Oct-2025 for a non-material amendment to the above scheme.

The proposed amendments are identified as follows:

- Updated house types (Avocado and 2B3P), which include a larger window on the ground floor front elevation.

The proposed amendments are illustrated in the following drawings/documents:

- Covering Letter, received 07/10/2025.
- Planning Layout, Drawing No. 102, Rev M, received 07/10/2025.
- The Avocado End – Semi Elevations, M4(2), Rev V2, received 07/10/2025.
- The Avocado End – Single Elevations, M4(2), Rev V2, received 07/10/2025.
- The Avocado End (Floor Plans), M4 (2), received 15/10/2025.
- 2b3p End – Semi Elevations, M4(2), Rev V2, received 07/10/2025.

- 2b3p End – Single Elevations, M4(2), Rev V2, received 07/10/2025.
- 2b3p Mid - Terrace Elevations, M4(2), Rev V2, received 07/10/2025.
- 2b3p End (Floor Plans), M4 (2), received 15/10/2025.

I confirm that the alterations are acceptable and may be considered as a non-material amendment to the approved drawings. It should be noted that this letter relates only to the non-material amendment sought and it is not a re-issue of the original planning permission. The two documents should be read together and as such, all conditions imposed on the original granting of planning permission apply to the proposal as now amended. A copy of this letter and the amended plans will be retained on the public record of approved documents.

I would draw your attention to the need to deal with the Building Surveyor to ensure that the proposal, as amended, still complies with the Building Regulations.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Mathias Franklin
Head of Planning and Development