

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2025/62/92912/W
Site Address:	87A, Kaye Lane, Almondbury, Huddersfield, HD5 8XT
Description:	Erection of a single storey extension and rear roof dormer, hip to gable and associated external alterations.
Recommending Officer:	Laura Yeadon

DECISION - REFUSED

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Emma Thompson

AUTHORISED OFFICER

Date: 12-Mar-2026

Officer Report

[Weblink](#)

Site Description

87A Kaye Lane is a semi-detached property which is constructed from brick with a concrete tiled roof. The property is set back from the roadside, separated by a lawned front garden. To the side of the property is a driveway leading to a detached garage. To the rear of the property is further private amenity space. Kaye Lane itself is predominantly residential and characterised by garden spaces forming the boundary with the open fields beyond.

The site sits within the Green Belt as defined on the Kirklees Local Plan.

Description of Proposal

The application is for the erection of a single storey extension and rear roof dormer, hip to gable and associated external alterations.

It is noted that the application has been submitted following the granting of planning application number 2025/91465. The main difference between the two schemes are the hip to gable roof form and a larger rear dormer. It appears that the single storey extension would be as previously approved with an increase in height to the existing element.

For clarity, the full details are as follows:

Single storey extension

The proposed single storey extension would project 3.7 metres from the rear elevation of the property with a width of 7 metres and flat roof height of 3 metres. The extension would be part rendered and part timber clad.

Attached to the proposed extension is part of an existing rear projection that would be retained with a projection of 2.3 metres with an overall height of 3 metres to attach and be in line with the proposed extension. This would also be part rendered and part timber clad.

Hip to gable roof form

It is proposed that the existing hipped roof would be altered from a hip to a gable roof form. The gable wall would be raised to match the existing roof line.

Dormer

The proposed dormer would be located on the rear elevation of the property tying into the ground floor extension. The dormer would lie flush with the side elevation of the property and would span the full width of the roof form being set in from the shared boundary with the attached property by 0.4 metres. The dormer would be set down from the roof ridge by 0.1 metres. The finishing materials would be part render and part timber clad.

Alterations

The front elevation of the property would remain mostly unchanged with the exception of the hip-to gable roof form. The first floor side elevation and the side elevation of the extensions would be rendered in white with part cedar cladding. In addition, it is proposed that 2 no. chimney stacks would be removed and also 3 no. floor to ceiling openings within the existing side elevation of the dwelling. It is also proposed that additional hardstanding would be created to the front of the property.

History of negotiations/amendments received

No negotiations have taken place with the applicant/agent other than to establish a fallback position by obtaining a Certificate of Lawful Development for a hip to gable roof alteration.

Relevant Planning History

2025/9165 – Erection of single storey extension and rear roof dormer with external alterations – Conditional Full Permission

2026/90058 – Certificate of lawfulness for proposed hi to gable roof enlargement – Granted

Representations

We are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application site notice.

Final publicity date expired 28th November 2025 – no representations received.

Consultation Responses

None required

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is located within the Green Belt on the Kirklees Local Plan.

Kirklees Local Plan:

- **LP 1**– Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways safety
- **LP 22** - Parking
- **LP 24** – Design
- **LP 30** - Biodiversity and geodiversity
- **LP 53** – Contaminated and unstable
- **LP 57** - The extension, alteration or replacement of existing buildings

Supplementary Planning Documents:

- Highways Design Guide SPD
- House Extensions and Alterations SPD

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published in December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate change, flooding & coastal change.
- Chapter 15 – Conserving and enhancing the natural environment

Legislation

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Assessment

Principle of development:

The site is without notation on the Kirklees Local Plan. Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

“The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy LP2 of the Kirklees Local Plan sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

In terms of extending and making alterations to a property Policy LP24 of the Kirklees Local Plan will be used to assess, in conjunction with Chapter 12 of the National Planning Policy Framework regarding design, including the adopted Kirklees Supplementary Planning Document on House Extensions (SPD).

Within the adopted SPD, Key Design Principles 1 and 2 are relevant to the consideration of the principle of the development & visual amenity and are considered within the following report. These policies state the following:

- Principle 1 – that “extensions and alterations to residential properties should be in keeping with the appearance, scale, design, and local character of the area and the street scene.”
- Principle 2 – that “extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail.”

With specific regard to the House Extensions and Alterations SPD the other key design principles for consideration are:

- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 9: Construction materials
- Key design principle 12: Natural environment

- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

With specific regard to the proposed development the SPD states that in terms of rear extensions and roof dormers:

Single storey rear extensions

Section 5.1 followed by 5.2 of the SPD refers to the general rules, where a rear extension should:

- Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained;
- Be set behind the original building, and not projecting beyond the sides;
- Maintain external access to the rear garden;
- Respect the original house and garden in terms of its size and scale;
- Use appropriate materials which match or are similar in appearance to the original house; and
- Not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties.

Section 5.6 of the SPD specifically refers to single storey rear extension which should:

- be in keeping with the scale and style of the original house
- not normally cover more than half the total area around the original house (including previous extensions and outbuildings);
- not exceed 4 metres in height; not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;
- where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

Dormers and roof extensions

Paragraphs 5.24, 5.25, 5.26 and 5.27 of the House Extension SPD relate to the provision of dormers. Given roofs are a very prominent and visible element of the majority of properties, development affecting the roof, such as dormer extensions need to be carefully considered in terms of their appearance and scale in order to be considered acceptable in terms of LP24 of the KLP, KDP 1 & KDP2 of the House Extension SPD and chapter 12 of the NPPF.

Green Belt

The site is located within the Green Belt and therefore the main issues are:

- whether the proposal would be inappropriate development for the purposes of the NPPF and Kirklees Local Plan
- the effect of the proposal on the openness of the Green Belt and on the character and appearance of the area
- if found to be inappropriate development, whether the harm by reason of inappropriateness is clearly outweighed by other considerations, so as to amount to the very special circumstances, necessary to justify development.

Policy LP57 of the Kirklees Local Plan is relevant and states the following:

‘Proposals for the extension, alterations or replacement of buildings in the Green Belt will normally be acceptable provided that:

‘a. in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account.

Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building’

Turning to national policy detailed within the NPPF, the following is relevant:

Paragraph 153: *‘Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.’*

Paragraph 154: *‘A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

Green Belt – is the development inappropriate development in the Green Belt?

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF also identifies five purposes of the Green Belt (para 143), the most relevant in this case being to assist in safeguarding the countryside from encroachment. Paragraph 153 states that inappropriate development should not be approved except in very special circumstances. Certain forms of development are exceptions to ‘inappropriate development’. These are set out within paragraphs 154 and 155 of the NPPF.

The construction of new buildings is regarded as inappropriate development in the Green Belt. Within paragraph 154 one of the exceptions to this is the extension or alterations to a building provided that it does not result in disproportionate additions over and above the size of the original building.

It is important to note that planning permission was recently obtained under reference number 2025/91465 which was for a scheme similar to that proposed in this case. However, the previous scheme retained the existing hipped roof for the building with most of the works being to the rear of the dwelling and within the existing roof slope. In the interim, a Certificate of lawfulness was obtained to secure a fullback position in terms of a hip to gable roof alteration which was granted.

Therefore, the principal of extending the property by way of a single storey extension, rear dormer and hip to gable alteration has already been established.

In terms of this application and the impact of the proposal in terms of Green Belt policy. The overall size and scale of the building would appear to be significantly increased over and above the previous approval due to the inclusion of the hip-to-gable roof extension and the enlarged dormer extension, both in width and depth. However, it appears that the footprint of the building would be as previously approved and therefore, there would be no further intrusion into the Green Belt, should this application be approved. However, it was clear in the previous assessment of the scheme and it was cited that the works were considered to be *'near the maximum level of development the site can accommodate without impact upon the openness and character of the Green Belt to be considered disproportionate additions.'* The additional volume that would be added to the roof form would substantially increase the volume of development and considered to tip the balance, resulting in an increase which would be disproportionate to the original building and is therefore contrary to paragraph 154 of the NPPF and Policy LP57 of the Kirklees Local Plan.

There is no formal definition of disproportionate additions to a property and each application must be assessed on its own merits. Previous case law has demonstrated that the assessment of disproportionate additions cannot be made purely in a mathematical way by reference to size when measured in floor space, volume or mass, but that appearance and visual impact are also an important part of a proper evaluation. This scheme under consideration is significantly larger than the previously approved scheme both in terms of volume and the visual appearance of the building.

Green Belt - the effect of the proposal on the openness of the Green Belt and on the character and appearance of the area

Whilst the works are considered to represent disproportionate additions as detailed above, for completeness, the impact on openness needs to be considered. The proposed single storey rear extension was previously considered to be acceptable and therefore, there is no requirement to reconsider this element of the scheme. The hip to gable roof form and the larger dormer, both in terms of width and depth are considered to an adverse impact on the spatial and visual openness of the Green Belt. Whilst the footprint would not increase over and above that which was previously approved, the increase in terms of size, scale and massing would be read as a further encroachment

of urban development in the Green Belt which, when considered over and above the extent of the original dwelling impacted and this is considered to be to a harmful degree.

It is noted that as part of the previous scheme, there were no significant concerns with the creation of the hardstanding to the front of the property. There is no further comment on this part of the scheme.

Green Belt – very special circumstances

As addressed above, paragraphs 153 and 154 of the NPPF state that should development be considered harmful, very special circumstances to allow the development must be demonstrated. In this instance, as Officers consider that the works would result in disproportionate additions and that there are no very special circumstances put forward to justify the approval of the scheme which constitutes inappropriate development.

Green Belt – Conclusion

In conclusion, the proposed extensions would represent inappropriate development in the Green Belt with no additional information to amount to 'very special circumstances' as required by the NPPF. The proposal would therefore fail to accord with Policy LP57 of the Kirklees Local Plan and advice within Chapter 13 of the NPPF.

Impact on visual amenity:

Policy LP24 of Kirklees Local Plan and Chapter 12 of the NPPF set out that development should be of an acceptable design. Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Paragraph 4.5 of the SPD relates to the impact that a scheme would have specifically on the original house. It explains that proposals should normally be smaller in scale than the original property and set back from the existing building line. It goes on to explain that two storey extensions should be set down from the ridge and generally smaller in footprint.

Kirklees Planning Authority have published such guidance within their House Extensions & Alterations Supplementary Planning Document (2021), it expands Policy LP24 (design) of the Kirklees Local Plan. Within which, criterion a) & c) are relevant:

- a) the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

- b) extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

Paragraph 5.6 of the House Extensions and Alterations Supplementary Planning Document states single-storey rear extensions should normally:

- Be in keeping with the scale and style of the original
- not normally cover more than half the total area around the original house (including previous extensions and outbuildings);
- not exceed 4 metres in height;
- not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;
- where they exceed 3m in length the eaves height should generally not exceed 2.5 meters;
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

As part of the previous assessment of the scheme, the Officer Report states that the single storey rear extension was considered to have an acceptable impact on visual amenity. As this element of the proposal is unchanged from the previous approval, there have been no changes within planning policy that would alter this view.

In terms of the hip to gable alteration and enlarged dormer extension, paragraph 5.4 is detailed above.

The current proposal seeks to change the visual appearance from the previous application by altering the roof form to a hip to gable and extending the dormer extension both in width and depth with the visual appearance of 'box shaped' structure sitting above the single storey flat roofed extension.

The previous application retained the hipped roof form with the dormer set within the confines of the roof slope, set up from the eaves and below the ridgeline whilst leaving gaps to the side to enable the original roof form. The assessment of this application was clear in that the proposed works to the property would be contained within the rear elevation of the property.

In this case, the proposal would alter the style of the property with a hip to gable roof form which would clearly unbalance the pair of semi-detached properties. However, it is noted that the proposed hip to gable roof form can be achieved by exercising permitted development rights which allows for this form of development, subject to conditions. A Certificate of Lawfulness has been granted for the property in order to establish a lawful 'fall back' position in terms of this alteration however the conditions of the Part B of the GPDO is that the materials of construction materials must match the materials used on the existing property. The use of the render to the side elevation in such a stark colour (white) would further emphasise the alteration.

The dormer extension would span the full width of the existing and extended roof with a larger projection than the previous dormer which would be set down marginally from the roof ridge. However the proposed roof form would dominate the rear of the property which would be visible from public vantage points along the Public Right of Way within the field to the rear of the property with the design resulting in a modern design which would not be in keeping with the design of the semi-detached dwellings with a design and material palette that would not harmonise with the host building.

The extensions are not considered to relate satisfactorily to the host building and would have an unacceptable impact on visual amenity, in accordance with the requirements of policies LP1, LP2 & LP24 of the Kirklees Local Plan, and to principles 1, 2, and 9 of the Supplementary Planning Document on House Extensions (SPD) and policies within Chapter 12 of the National Planning Policy Framework.

Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

85A Kaye Lane

First floor openings would be created within the dormer, close to the boundary with this property. As per the previous assessment of the scheme, it is not considered to lead to an overlooking relationship that would cause a detrimental change to the current relationship. Currently, there are existing windows at a ground floor level. The two properties are separated by a wooden fence, due to which, the impact from these outlooks will be mitigated.

Cited from the previous report, 'In terms of a loss of light or outlook, the ground-floor extension will abut an existing conservatory. Its projection will be relative to the adjacent projection. Due to the flat roof form, the light observed within the conservatory will be maintained. There are two skylights on the roof of No. 85a, located to the eastern aspect. There is a sufficient distance so that light levels are persevered from these openings. Due to this it is not considered the extensions will lead to a loss of light or outlook.'

Should the application be approved, to ensure no significant overlooking arises, a condition shall be attached to a decision notice to ensure that the roof of the extension is not used as a balcony or terrace.

Impact ion 87 Kaye Lane

As with the previous application, new opening would be positioned within the ground floor of the side elevation of the property. It is however noted, that in isolation, these openings could be constructed under permitted development.

In terms of loss of light and/or outlook, the footprint of the dwelling would not reduce as a result of the development. However, due to the impact of the hip to gable element and the enlarged dormer structure, the bulk of the roof form would change the outlook currently in situ between the properties. There are openings within the side elevation of No. 87 however it is observed that these appear to be secondary openings/non-habitable. The properties would be separated by driveways to both dwellings and therefore, it is considered that the harm due to the presence of the hip to gable roof form and the bulk of the rear dormer are mitigated as far as practicable.

There are no other properties which would be impacted on as a result of the proposed works.

Therefore, it is considered that the proposed extensions are acceptable in terms of residential amenity. It is considered there will be no significant impact on neighbouring properties, in terms of overshadowing, overbearing or overlooking, and the proposal would accord with the aims of policies LP1, LP2 & LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations Supplementary Planning Document as well as policies within chapter 12 of the National Planning Policy Framework.

Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

In this case the driveway will be maintained allowing for at least 2 cars to park with additional parking to the front, which is sufficient for the number of bedrooms.

Should the application be approved, a condition is recommended to be included which requires the surfacing of the development to be such that surface water drainage is directed to a permeable part of the site, or permeable materials. On the basis of the inclusion of such a condition it is considered the proposal would not lead to surface water discharge to the highway and would be acceptable in this regard.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

Other matters:

Climate Change - Principle 8 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 9 goes on to highlight that the use of innovative construction materials and techniques, including reclaimed and recycled materials should be used where possible. Furthermore, Principles 10 and 11 request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals.

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

A Climate Change Statement has been submitted with the application. The measures described within the Statement are considered acceptable in terms of the development proposed.

Biodiversity – Chapter 15 of the National Planning Policy Framework is relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

The application site is within a 'Bat Alert' layer on the Council's GIS system. Whilst formal comments have not been requested from an Ecology & Biodiversity Officer it is considered that a Bat Survey was not required in this instance. This is due to the fact that albeit the extension will connect into the existing roof, the property in this case is single storey in height and appears to be well sealed and maintained with little opportunity for bats.

However, as a cautionary measure, and to ensure accordance with the aims of Chapter 15 of the National Planning Policy Framework, a footnote shall be attached to the permission setting out that, should any bats be found using the building then works must cease and appropriate advice sought.

Coal legacy – The site is located within the Coal Authority’s “Development Low Risk Area”. There is no statutory requirement to consult the Coal Authority regarding development within the “Development Low Risk Area”, instead an informative note can be appended to the decision notice which constitutes the deemed consultation response. The application site falls within an area at low risk of ground movement as a result of past mining activities as determined by the Coal Authority. As such it is considered that it is unnecessary in this case to require a survey of land stability to be carried out with regard to previous mining activity which may have taken place within the locality. It is recommended that the Coal Authority’s standing advice is provided with any grant of approval. As such it is considered that the proposal is acceptable with regard to ground stability in accordance with paragraphs 186 and 191 of the National Planning Policy Framework.

Representations:

None

Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government’s view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development proposals do not accord with the development plan and/or the adverse impacts of granting permission would significantly and demonstrably outweigh any benefits of the development when assessed against policies in the NPPF and other material consideration.

Recommendation: Refuse

Decision Authorisation - Delegated Powers

Application Number: 2025/92912

Officer Recommendation: Refuse

1. The cumulative impact of the proposed extensions would result in disproportionate additions to the original dwelling which constitutes inappropriate development in the Green Belt. No very special circumstances exist which clearly outweigh the harm to the Green Belt by reason of inappropriateness and other harm. The development would be contrary to Policy LP57 of the Kirklees Local Plan and Policies in Chapter 13 of the NPPF.

2. The proposed extensions by reason of design, scale and massing would appear as incongruous and discordant additions that are not subservient to the host dwelling, which would lead to harm to the character and appearance of the dwelling and the wider street scene. The proposal would therefore be contrary to Policy LP24(a) and (c) of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Kirklees House Extensions and Alterations Supplementary Planning and Policy set out in Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	H1245 – 001 – Rev: 0		17 th October 2025
Existing ground floor plan	H1245 – 010 – Rev: 1		17 th October 2025
Existing first floor plan	H1245 – 011 – Rev: 1		17 th October 2025
Existing roof plan	H1245 – 012 – Rev:		17 th October 2025
Existing elevations	H1245 – 021 – Rev: 1		17 th October 2025
Existing section	H1245 – 022 – Rev: 0		17 th October 2025
Existing sections	H1245 – 031 – Rev; 1		17 th October 2025
Proposed ground floor plan – contextual	H1245A – 100 – Rev: 0		17 th October 2025
Proposed ground floor plan – detailed	H1245A – 110 – Rev: 0		17 th October 2025
Proposed first floor plan – contextual	H1245A – 101 – Rev: 0		17 th October 2025
Proposed first floor plan – detailed	H1245A – 111 – Rec: 0		17 th October 2025
Proposed roof plan	H1245A – 115 – Rev: 0		17 th October 2025
Proposed elevations	H1245A – 201 – Rev: 0		17 th October 2025
Proposed section	H1245A – 202 Rev: 0		17 th October 2025
Proposed section	H1245A – 301 – Rev: 0		17 th October 2025
Visualisation	H1245A – 501 – Rec: 0		17 th October 2025
Visualisation	H1245A – 502 – Rev: 0		17 th October 2025
Visualisation	H1245A – 503 – Rev: 0		17 th October 2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015

Report Dated: 9th March 2026

Coal –low

