

**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:	2025/62/93028/W
Site Address:	Sada E Madina, 38A-40, Thorne Road, Thornton Lodge, Huddersfield, HD1 3JJ
Description:	Erection of extensions
Recommending Officer:	Danielle Cooper

DECISION – CONDITIONAL FULL PERMISSION

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

John Holmes

AUTHORISED OFFICER

Date: 2nd March 2026

Officer Report

Site Description

Sada E Madina, 38-40, Thorne Road, Thornton Lodge, Huddersfield, HD1 3JJ

The application site relates to a three-storey stone-built building currently operating as 'Al Ittihaf' a retail store (Use Class E(a)). This building is directly attached to 'Sada E Madina - Hajj & Umrah' (Use Class E) and is located within a heavily residential area. Parking is to be provided within the retained parking spaces located to the front of the application site for approximately 9 vehicles.

The application site is not located within a Conservation Area or within close proximity to any Listed Buildings.

Description of Proposal

The application seeks planning permission for the erection of a side extension.

The proposed side extension is to be located along the western elevation of the existing building and measure approximately 10.7m x 4.1m, with a ridge height of 6.4m. Due to the change in topography levels, the extension will appear single storey to the front and three storey tall to the rear. The extension is to be constructed from stone with concrete roof tiles. The extension is shown to be utilised for retail purposes and storage, with the provision of changing areas and WC's.

Solar panels are also shown to be provided along the front roofscape of the proposed side extension. Velux windows are proposed to the rear roofscape of the extension. Windows and doors are proposed to the front, side and rear elevation, with a proposed roller shutter on the rear elevation also.

Parking is to be retained for 9 vehicles to the front of the application site, accessed from Thorne Road.

Waste bins are located within the proposed basement floor area.

It should be noted that any proposed business signage will require advert consent.

History of Negotiations/Amendments Received

The case officer did request that the proposed side extension should be reduced in scale and to set back the extension to ensure it appears as a subservient addition. The agent provided justification of the submitted scheme, noting the appeal decision and that a reduction in scale would represent a compromised form of development rather than an improved one.

Officer comment: Given the recent appeal decision, the LPA considered that the justification provided by the agent to be acceptable (discussed in more depth in the 'Assessment' section of this report).

Relevant Planning History

2024/90232 - Erection of side extension and rear dormer. Refused 10th April 2024

Dismissed at appeal. However, the within the decision letter the inspector considered the proposed side extension to be acceptable, stating:

'The proposed side extension would continue the ridge line of the nearest part of the existing building, with no setbacks from the front or rear elevations. It would not appear subservient to the existing building, but in an area that contains long terraced rows, including directly opposite the appeal site on Thorne Road, I do not consider this lack of subservience to be harmful in this instance. Similarly, the extended building would project past the building line of the nearest properties that are situated broadly to the north of the site and be set close to the boundary wall. However, given the curvature of Moorbottom Road and some properties along it being set at differing distances from the road, the size and scale of the side extension would not detract from the host building and nor would it appear cramped in an area characterised by tight knit terraced rows that provide enclosure to the streetscene.'

2013/90143 – Discharge of Condition 1 on previous permission 2012/91738 for change of use of basement office to commercial kitchen and erection of covered storage area. Approved 10th June 2013.

2012/91738 – Change of use of basement office to commercial kitchen and erection of covered storage area. Approved 19th November 2012.

2008/90301 – Erection of extension to existing shop/business. Approved 18th March 2008.

2007/90291 – Outline application for erection of Class A1 shop with living accommodation over. Refused 21st March 2007.

2000/92268 – Change of use of vacant shop to hot food take-away. Refused 29th August 2000.

91/04485 – Erection of shop extension and self-contained flat over. Refused 1st October 1991.

90/06320 – Erection of shop extension and self-contained flat over. Refused 18th December 1990.

Planning Enforcement

COMP/12/0063 – Alleged unauthorised bakery. No evidence of breach.

Representations

The application was advertised by site notice. The final publicity date expired on the 1st December 2025. No representations have been received.

Consultation Responses

The consultation responses undertaken as part of application 2024/90232 are considered relevant in the consideration in this case, copied below:

KC Environmental Health – Comments received 11th March 2024. No objections subject to conditions and informatives relating to construction site working times and the reporting of unexpected contamination.

KC Highways Development Management – Comments received 2nd April 2024. No objections.

Local Ward Members

Councillor Safdar submitted a letter of support for the application which has been acknowledged by the case officer.

Parish/Town Council Comments

N/A.

Planning Policy Background

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 application site is unallocated within the Kirklees Local Plan.

Kirklees Local Plan (LP):

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP3 – Location of New Development
- LP7 – Efficient and Effective Use of Land and Buildings
- LP13 – Town Centre Uses
- LP21 – Highways and Access
- LP22 – Parking
- LP24 – Design
- LP26 – Renewable Energy
- LP27 – Flood Risk

- LP28 – Drainage
- LP30 – Biodiversity
- LP52 – Protection and Improvement of Environmental Quality
- LP53 – Contamination and Unstable Land

Other Guidance Documents:

- Kirklees Highways Design Guide SPD (2019)
- Planning Applications Climate Change Guidance (2021)
- Kirklees Climate Change Guidance for Planning Applications (2021)
- Kirklees Waste Management Design Guide for New Developments (2020)

National Policies and 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.

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

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Most specifically in this instance, the below chapters are of most relevance:

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Summary of Principal Planning Issues

The following matters are considered in the assessment below –

- 1) Principle of development
- 2) Scale, design and visual impact of the proposed development

- 3) Impact of the proposed development upon the privacy and amenity of neighbouring properties
- 4) Impact on highway safety
- 5) Other matters
- 6) Conclusion

1 – Principle of Development:

1.1 – Sustainable Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal. Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

1.2 – Town Centre Uses

Chapter 7 of the NPPF relates to ensuring the vitality of town centres. It outlines that planning decision should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaption.

The NPPF goes on to say that Local Planning Authorities should apply a sequential test to planning applications which are for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available should out of centre locations be considered. It states that if edge of centre or out of centre proposals are to be considered, preference should be given to accessible sites which are well connected to the town centre.

In this case, Policy LP13 of the Kirklees Local Plan is consistent with Government guidance contained within the NPPF stating that within Kirklees, main town centre uses shall be located within defined centres (principal centres, town centres, district centres and local centres), as shown on the Policies and Town Centre maps. Policy LP13 is relevant in this instance as the proposals seek to extend an existing business which is currently operating as a Class E(a) Use outside of a Town/District/Local Centre.

No sequential test has been submitted to support the proposal, however information was provided with the previous application ref: 2024/90232, stating that the existing building was purchased by the applicant due to the possibility of expansion and to utilise the existing adjacent space. Moving the business into the town centre would have a detrimental effect on the

customers due them needing to find somewhere to park when the application site already has off-street parking available, the loading of stock would also have an impact on traffic control within the town centre.

Taking the above into consideration, as well as the history of the site, it is clear to see that businesses of this sort have been operating from this location for approximately 24 years. In addition, previous extensions have been undertaken at the site and to the adjoining property and therefore business in this residential location has been established for many years. Officers consider that even if alternative premises could be found within adjacent local or town centres, they would not be practical for the applicant's purposes because they would involve separating the existing business, thus defeating the purpose of the application. Officers therefore consider the proposals to be, on balance, acceptable in this location with regard to Policy LP13 as the scheme would support the ongoing operation of an existing business.

In addition, it is concluded that an impact assessment would not be required in this instance as the proposals would be no larger than 200sqm gross.

In this case there are considerations which weigh in favour of the proposal, these being the fact that the site is already operating as a Class E use in an out of centre location and that the resultant increased floor space is not considered to be of a significant scale. Officers therefore deem that the proposal has satisfied the requirements of development of out of centre locations in this case.

The conclusion section of this report sets out the conclusions in relation to the principle of the development in light of all other material considerations

2 – Impact on Visual Amenity

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby paragraph 129 provides a principal consideration concerning design which states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

Paragraph 135 of the NPPF is of relevance, in particular the following parts: -

‘b) Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

c) Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built

environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change’.

Local Plan Policy LP24 states that all proposals should promote good design by ensuring the following:

‘The form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape’ and that ‘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’.

The proposed development seeks to provide a two-storey extension to the west of the existing row of buildings located on Thorne Road. This extension will measure approximately 10.7m x 4.1m and will be in line with the ridge of the existing property, utilising an area of hardstanding to the side which is currently used for bin storage. The proposed side extension would have no setbacks from the front or rear elevations.

As stated by the inspector in the recent planning appeal for the side extension (2024/90232), whilst the proposal would not appear subservient to the existing building, as the development is in an area that contains long terraced rows, including directly opposite the site on Thorne Road, it is considered that this lack of subservience is not considered to be harmful in this instance. Similarly, the extended building would project past the building line of the nearest properties that are situated broadly to the north of the site and be set close to the boundary wall. However, given the curvature of Moorbottom Road and some properties along it being set at differing distances from the road, the size and scale of the side extension would not detract from the host building and nor would it appear cramped in an area characterised by tight knit terraced rows that provide enclosure to the streetscene.

To add to the above the proposed side extension will be constructed from stone with concrete roof tiles to match the materials of the host building, ensuring visual amenity is protected. A condition will be imposed to ensure materials are in keeping with those of the existing building.

The proposed window and door fenestrations are considered well aligned and proportionate. The proposed roller shutters to the rear elevation to store waste is also considered visually acceptable.

The proposed solar panels to the front elevation and velux roof lights are also considered visually acceptable and will not cause any adverse harm to the character and appearance of the wider area or site.

Taking the above assessment into consideration, the proposed development is considered acceptable, complying with Policies LP1, LP2 and LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

3 – Impact on Residential Amenity

Sections B & C of the Kirklees Local Plan Policy LP24 which states that alterations to existing buildings should:

“Maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers’.

Further to this, paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future occupiers.

Impact on no. 111 Moorbottom Road

This neighbouring property is located to the north of the application site, approximately 5m away. Whilst it is acknowledged that additional windows are to be included within the rear elevation of the proposed extension, given their location on the building, no direct views could be had into any habitable room windows belonging to no. 111. Views would be at an oblique angle and given the retail nature of the proposed extension, Officers consider there to be on balance, no concerns in respect to overlooking or loss of privacy on this occasion.

In terms of overshadowing, Officers do recognise that the proposed extension would result in some additional shadowing across the front of no. 111 in the mid-morning/early afternoon however, it would not be for a prolonged period of the day and the occupiers of this neighbouring property would have access to useable outdoor amenity space which would not be overshadowed to the rear. Finally, the proposed extension would add additional scale and massing to this site, by which it is currently left as an open hardstanding area. Nevertheless, the extension will be separated from the property by around 5m and whilst stepped forward of the principal elevation of no. 111, given its orientation and that it will be of a similar scale and height to the existing building ‘Sada E Madina’, there is not considered to be a direct relationship to any habitable room windows, and a private amenity space would still be available to the rear of no. 111 away from the application site, Officers therefore consider that, on balance, the proposals would not appear overbearing or overly dominant on this neighbouring property on this occasion.

Impact on nos. 103 & 107 Thorne Road

These neighbouring properties are located to the south of the application site, approximately 20m away. Whilst a new aluminium storefront window is proposed within the southern elevation of the extension, this will have a similar relationship to existing adjacent shopfront windows, and given the large separation distance, Officers do not consider there to be any concerns in respect of overlooking on this occasion. In addition, as the proposed extension is to match the ridge height of the existing building and will appear single storey when viewed from Thorne Road, it is not considered that there

will be any concerns with regard to the proposals appearing overbearing in nature. Finally, given the neighbouring dwellings southern location, there are no concerns in respect of overshadowing or loss of light.

Impact on nos. 184, 188 & 192 Moorbottom Road

These neighbouring properties are located to the west of the application site, approximately 15+ metres away. Given the large separation distances Officers have no concerns in respect of overshadowing, or the proposals being overbearing in nature on this occasion. Whilst a window is proposed within the western elevation of the side extension, given the nature of the proposals which relates to a retail use, rather than residential, and the large separation distances, Officers do not consider there to be any concerns with respect to overlooking or the loss of privacy in this instance.

Paragraph 191 of the NPPF, contained within Chapter 15, sets out that proposals should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development Policy LP52 of the Kirklees Local Plan seeks to ensure that, amongst other things, the impact from noise for new development is acceptable.

Policy LP52 is considered to be of relevance and sets out that development which has the potential to increase pollution from noise must be accompanied by evidence to show that the impacts have been evaluated and measures have been incorporated to prevent or reduce the pollution, so as to ensure it does not reduce the quality of life and well-being of people to an unacceptable level.

Given the nature of the proposals and its location directly adjacent to residential properties, there is a potential for loss of amenity to the occupiers of nearby properties from noise during the construction phase of the development. Therefore, an informative will be imposed which restricts the times when noisy construction activities (including deliveries) will be permitted. This is considered to be sufficient to mitigate against any concerns surrounding noise pollution at the site during the construction phase of the development.

Taking the above into consideration, it is concluded that subject to the recommended informative, the proposal does not give rise to any undue adverse impacts upon neighbouring residential amenity and as such, this aspect of the proposal is considered to be acceptable. It is therefore concluded that the proposals accord with Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

4 – Impact on Highway Safety

Turning to highway safety, Local Plan Policies LP21 and LP22 are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Paragraph 115 of the NPPF

states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposals seek approval for the erection of a side extension at Sada E Madina in Thornton Lodge. The application site is located at the junction of Thorne Road and Moorbottom Road.

Nine existing off-street parking spaces will remain at the front of the site, with no new spaces proposed. Although the proposal will have a large increase in retail space, the scale of the scheme means it would be difficult to justify refusal on highway grounds, and no objections are raised. This was also confirmed within the previous planning application at the site, with consultation with Highways Officers undertaken in relation to that scheme which is considered to be applicable to the consideration of this case.

In addition to the above, whilst the existing site is currently used for the storage of bins, bin storage has been shown within the basement of the proposed extension and therefore Officers have no objections in respect of waste.

It is therefore concluded that on balance, the scheme would not represent any additional harm in terms of highway safety and as such complies with Local Plan Policies LP21 and LP22 and Chapter 9 of the National Planning Policy Framework.

5 – Other Matters

Land Contamination

With regard to land quality, Chapter 15 of the National Planning Policy Framework and Policy LP53 of the Kirklees Local Plan are relevant and seek to ensure that land quality is maintained as part of any new development.

The site of the proposed development is not on land that has been identified as being contaminated due to its former use and is not near any historic landfill sites. However, as the proposals include groundworks, a condition relating to unexpected contamination being encountered during the construction phase will be recommended. This aligns with the approach and advice provided by the Environmental Health Team in the consideration of the previous application at site for similar development.

It is therefore considered that subject to the inclusion of this unexpected land contamination condition, the development accords with the requirements of Chapter 15 of the NPPF and LP53 of the Kirklees Local Plan.

Biodiversity

Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021, subject to some

limited exceptions. Unless exempt, every planning permission granted pursuant to an application submitted after 12 February 2024 is deemed to have been granted subject to a pre-commencement condition requiring a Biodiversity Gain Plan to be submitted and approved by the local planning authority prior to commencement of the development.

The submitted application form outlines that the application falls under the de-minimis exemption as the proposal will be located on hardstanding. Therefore, BNG is not required under this application.

The submitted information is therefore considered acceptable in terms of ecology and would comply with Policy LP30 of the Kirklees Local Plan.

Climate Change

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.

Furthermore, Local Plan Policy LP26 refers to renewable and low carbon energy and states that:

'renewable and low carbon energy proposals (excluding wind) will be supported and planning permission granted where the following criteria are met:

a. the proposal would not have an unacceptable impact on landscape character and visual appearance of the local area, including the urban environment;

b. the proposal would not have either individually or cumulatively an unacceptable impact on protected species, designated sites of importance for biodiversity or heritage assets;

c. the statutory protection of any area would not be compromised by the development;

d. any noise, odour, traffic or other impact of development is mitigated so as not to cause unacceptable detriment to local amenity;

e. any significant adverse effects of the proposal are mitigated by wider environmental, social and economic benefits'.

The application is supported by a Climate Change Statement, This statement outlines that materials are to be locally sourced where possible and that any waste which can be reused will be. The provision of solar panels and heat pumps are being considered and a modern boiler is to be installed within the property. The property is also to be insulated with low carbon materials and reuseable insulation from Kingspan, with triple glazed windows and new doors to control thermal bridging and allow better ventilation throughout property are also to be incorporated.

Given the above, it is not considered reasonable to expect any additional information to be submitted in respect of meeting the Council's climate change agenda in this instance. The development would have its energy sources to reduce resilience on sources of non-renewable energy.

Drainage

Key design principle 14 of the House Extensions and alterations SPD requires that extensions and alterations should ensure that all new developments are resilient and resistant to flood risk.

Policy LP28 of the Kirklees Local Plan & Section 14 ('Meeting the challenge of climate change, flooding and coastal change') of the National Planning Policy Framework and the National Planning Policy Framework technical guidance document are considered to be relevant in terms of foul / surface water drainage.

Policy LP27 of the Kirklees Local Plan relates to flood risk and sets out, amongst other things, a site specific flood risk assessment and inclusion of flood mitigation measures be undertaken for developments.

The scheme is upon hardstanding, and as a result would not significantly increase surface water run off given it would tie into existing drainage infrastructure. Given the scale of the development and requirement for drainage to form part of any building regulations approval it is considered it is unnecessary in this case for the LPA to insist upon submission of drainage arrangements for the site.

6 - 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.

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation: Approve

Decision Authorisation – Delegated Powers

Application Number – 2025/93028

Officer Recommendation – Approve

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP3, LP7, LP13, LP21, LP22, LP24, LP26, LP27, LP28, LP30, Lp52 & LP53 of the Kirklees Local Plan and policies within Chapters 2, 4, 6, 7, 8, 9, 11, 12, 14 and 15 of the National Planning Policy Framework.

3. The external walls and roofing materials of the development hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

Reason: In the interests of visual amenity and in accordance with Policies LP1, LP2 & LP24 of the Kirklees Local Plan and policies within Chapter 12 of the National Planning Policy Framework.

4. If contamination, or the presence of coal not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out

and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 198 of the National Planning Policy Framework.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of: 07.30 and 18.30 hours, Mondays to Fridays 08.00 and 13.00hours, Saturdays, with no working Sundays or Public Holidays. In some cases, different site-specific hours of operation may be appropriate.

Plans and specifications schedule:-

Plan Type	Reference	Web ID	Date Received
Location Plan	A103	-	29/10/2025
Proposed Site Plan	A203	-	29/10/2025
Proposed Floor Plans	A201	-	29/10/2025
Proposed Elevations	A202	-	29/10/2025
Climate Change Statement	-	-	29/10/2025

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 preapplication advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application.

