



Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="24"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Church Lane"/>
Address Line 2	<input type="text" value="Gomersal"/>
Address Line 3	<input type="text" value="Kirklees"/>
Town/city	<input type="text" value="Cleckheaton"/>
Postcode	<input type="text" value="BD19 4QQ"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="421210"/>	<input type="text" value="425901"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Agent Details

Name/Company

Title

Mr

First name

Irfan

Surname

Khan

Company Name

2DIO ARCHITECTURE LTD

Address

Address line 1

10, Preston Parade

Address line 2

Preston Parade

Address line 3

Town/City

Leeds

County

Country

United Kingdom

Postcode

LS11 7ND

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

ERECTION OF SINGLE STOREY REAR EXTENSION AND REAR DORMER
WITH ALTERATIONS TO ROOF AND NEW ROOF TO EXISTING PORCH

Reference number

2025/92415

Date of decision (date must be pre-application submission)

29/10/2025

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

- Yes
 No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Dear Planning,

Thank you for your response and approval of plans of erection of rear extension and dormer.

The application of non-material changes is strictly to alter the current flat roof of the dormer to a pitched roof. This is with careful consideration of selection of a double pitch instead of a single pitch to minimise the height of the roof and create a structure more in line with surrounding properties.

The alteration would be for no increase of the width or the length of the dormer structure and no request to increase floor space hence the application of non-material amendment.

The pitched roof would allow the use of materials used currently on the roof and push further the approach of ensuring reusing the tiles that are removed from the site. Therefore, further reducing the impact of build but also making further effort to have a structure that matches the property and the surrounding properties.

Additionally, this would help create a more long-term sustainable property by allowing for improved roof run off and permitting for further insulation to minimise secondary losses when considering efficiency of the property.

As noted above the non-material application also helps ensure the property matches the aesthetic of surrounding properties even further. (22/52 Craven Lane Gomersal & 2/2b/51/107/111 Church Lane Gomersal) These noted properties in close proximity are a handful of many that have a version of a pitched roof to the dormer extensions.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

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Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Irfan

Surname

Khan

Declaration Date

11/11/2025

Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Irfan Khan

Date

12/11/2025