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:	**2025/62/93452/E**
Site Address:	Land adjacent, 28, Stringer House Lane, Emley Moor, Huddersfield, HD8 9SU
Description:	Erection of detached dwelling and associated works (modified proposal)
Recommending Officer:	Kerri Simpson

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: 29th April 2026

Officer Report – 2025/93452

Land adjacent, 28, Stringer House Lane, Emley Moor, Huddersfield, HD8 9SU

Site Description

The application site comprises a vacant rectangular parcel of land measuring circa 0.3hectares, situated between 28 Stringer House Lane and Broomfield Cottage; located on the eastern side of the unclassified Stringer House Lane. The site is accessed from Stringer House Lane via Jagger Lane. The site currently hosts a modest single-storey concrete block-built structure with an attached timber lean-to element. The site is enclosed to the front (west) by a stone walled boundary which incorporates an access gate, to the north by vegetation and a traditional post and wire fence, to the rear (west) by a stone wall and to the south by a timber and post rail fence. The topography slopes gently from the west to the east.

The site is bounded by residential properties at No.28 Stringer House Lane to the south, Broomfield Cottage to the north, open fields to the west and the highway of Stringer House Lane with open fields beyond to the east.

Description of Proposal

The Scheme

The application seeks full planning permission for the construction of a two-storey detached dwellinghouse with rooms in the roof space, with associated parking and driveway. The dwelling would be of a roughly square footprint incorporating two forward projecting gable ends, a rear projecting balcony and first floor external balcony. The proposal also seeks a single story detached garage adjacent to Stringer House Lane. The proposed dwelling would be partially lowered into the site, with sections of the front elevation below the existing ground level on the western side.

The proposed external materials include ashlar and coursed stone to the wall and a blue slate roof to the main pitched roof slope. Openings would comprise black aluminum-framed windows and doors throughout.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application to support the application:

- RBG456 - Coal Mining Risk Assessment (prepared by RB Geotechnical)

- RBG488- Intrusive Coal Mining Assessment(prepared by RB Geotechnical)
- 2025/158 BNG - Construction Environnemental Management Plan(Prepared by Hill Rise Architecture)
- 2025/158 BNG - Biodiversity Net Gain Exemption Statement (Prepared by Hill Rise Architecture)
- Climate Change Statement

History of Negotiations and Amendments Received

No amendments were formally requested by officers during the course of the application. However, the applicant submitted amended drawings to show the first-floor side-facing windows on the northern elevation as obscure glazed, in response to neighbouring comments. In addition, the applicant sought to provide details in respect of matters subject to pre-commencement and prior to occupation conditions, including biodiversity and ecological measures and balcony privacy screening. These details have been reviewed, including by the Council's Ecology Officer where relevant, and are considered acceptable in principle. Appropriate conditions have been attached to ensure that these matters are secured and implemented as part of the development.

Relevant Planning History

The most relevant planning history relates to the following planning applications:

2025/91232 - Erection of detached dwelling and associated works (Granted, 9th July 2025)

This is an extant permission which is a relevant consideration that is material to the determination of this application.

2012/92010 - Erection of detached dwelling (Refused, 29.11.2012)

Reason for Refusal:

1. *The proposed new residential dwelling adjacent to 28 Stringer House Lane constitutes inappropriate development in the Green Belt which would be harmful to the openness and character of the Green Belt. The dwelling would not form infill development within an existing settlement or village, and the proposal would therefore fail to accord with Policy D13 of the Kirklees Unitary Development Plan or Paragraph 89 of the National Planning Policy Framework. No very special circumstances have been put forward which would outweigh the harm to the Green Belt by reason of inappropriateness or the detrimental impact on its openness and visual amenity.*

Representations

Consultation for the application has been carried out in accordance with the Council's Development Management Charter 2024 and Article 15 of Town and Country Planning (Development Management Procedure) (England) Order 2015.

The application was publicised by way of site notice and via the Council's website. The statutory publicity period expired on 5th March 2026.

There were two public letters of objection received, matters were regarding:

Impact on Visual Amenity

- Significant increase in bulk compared to the approved scheme, including an additional floor.
- Loss of previous design mitigation results in a more dominant and overbearing form.
- Dwelling extends further into the plot and beyond the neighbouring front elevation.
- Reduction/uncertainty in separation distance from boundary.

Impact on Residential Amenity

- Loss of daylight and sunlight
- Increased overshadowing
- Overbearing outlook
- Fully glazed rear elevation and additional windows introduce overlooking of neighbouring garden and patio.

Other Matters

- Concerns regarding surface water ponding and lack of drainage detail.

Denby Dale Parish Council have raised objection on the basis of overlooking of neighbour's property and therefore a lack of privacy.

Consultation Responses

The following consultations have been undertaken for this application with the summarised responses listed below.

KC Ecology Team– No objection subject to conditions. The submitted ecological information is acceptable and consistent with that previously assessed, with appropriate mitigation (CEMP, lighting, and habitat protection) secured by condition.

The Coal Authority – The Coal Authority has raised no objection to the proposal. The submitted intrusive site investigation confirms that coal seams encountered on site are intact, with no evidence of mine workings or voids,

and the risk to the development from past mining activity is considered to be low.

The responses of the above consultees are discussed in greater length within the 'Assessment' section of this report.

Allocation and Policy

The site is unallocated within the Kirklees local Plan (Adopted 2019)

The site is subject to the following planning policy designations and constraints:

- Green Belt
- Development High Risk Area (Coal)
- Radon Class 1
- Public Right of Way (DEN/dmmo app342/10)

The following legislation, policy and guidance is considered relevant to the determination of this application: -

Kirklees Local Plan

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP3 Location of new development
LP7 Efficient and effective use of land and buildings
LP20 Sustainable travel
LP21 Highway and Access
LP22 Parking
LP24 Design
LP26 Renewable and Low Carbon Energy
LP28 Drainage
LP30 Biodiversity and Geodiversity
LP52 Protection and Improvement of Environmental Quality
LP53 Contaminated and Unstable land
LP59 Brownfield Sites in the Green Belt

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. In this case the Technical housing standards – nationally described space standard guidance document (dated March 2015) is considered to be of relevance.

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 5 Delivering a sufficient supply of homes
Chapter 9 Promoting sustainable transport
Chapter 11 Making effective use of land
Chapter 12 Achieving well-designed places
Chapter 13 Protecting Green Belt land
Chapter 14 Meeting the challenge of climate change, flooding and coastal change
Chapter 15 Conserving and enhancing the natural environment

Supplementary Planning Documents / guidance

Kirklees Highway Design Guide (adopted November 2019)
Housebuilders Design Guide SPD (adopted June 2021)
The Biodiversity Net Gain Technical Advice Note (June 2021)

Legislation

The Town & Country Planning Act 1990 (as amended).
The Planning and Compulsory Purchase Act 2004.
The Conservation of Habitats and Species Regulations 2017
Biodiversity Net Gain Technical Advice Note 2021

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
2. Visual Amenity
3. Residential Amenity
4. Highways Impacts
5. Contaminated Land
6. Flood and Drainage
7. Ecology and Biodiversity
8. Climate Change
9. Other matters
10. Representations
11. Conclusion

1. Principle of Development

<u>Sustainable Development</u>

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 favor of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

Principle of Development in the Green Belt

Chapter 13 (Protecting Green Belt Land) of the National Planning Policy Framework (December 2024) sets out at Paragraph 142 that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The NPPF goes on to establish in Paragraph 143, that the purposes of the Green Belt are:

a) to check the unrestricted sprawl of large built-up areas;
a) to prevent neighbouring towns merging into one another;
b) to assist in safeguarding the countryside from encroachment;
c) to preserve the setting and special character of historic towns; and
d) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 153 states that *"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness (footnote 55). Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations*".

Paragraph 155 of the NPPF (Grey Belt)

Paragraph 155 of the NPPF states that development in the Green Belt should not be regarded as inappropriate where:

a) The development would utilise Grey Belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

a) There is a demonstrable unmet need for the type of development proposed (footnote 56);

b) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework (footnote 57); and

c) Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157

Annex 2 of the NPPF defines Grey Belt as:

"For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development".

To determine whether the land could be considered as Grey Belt, consideration should first be given to where or not the land strongly contributes to purposes (a), (b) or (d) set out in Paragraph 143 of the NPPF (December 2024). If the land does not strongly contribute to these purposes and is considered Grey Belt, then an assessment should follow as to whether development would fundamentally undermine the strategic function of the remaining Green Belt across the Local Plan Area as whole, as required by Paragraph 155 of the NPPF.

Meeting Green Belt Purposes – Land (Paragraph 155a)

Planning Practice Guidance published 27 February 2025 pertaining to Green Belt, sets out the considerations which inform the judgements on what level of contribution the site/land makes to the Green Belt purposes.

The areas with the closest proximity to the site are Emley (village), circa 1.2km to the east, Clayton West (village) circa 5km to the southeast, and Skelmanthorpe circa 3.8km to the south. The site is located within a row of residential properties, which could be defined as rural ribbon of development. The land is not adjacent or near a large built-up area as Emley, Clayton West and Skelmanthorpe are considered villages. As such, the land makes a weak contribution to purpose (a) – to check the unrestricted sprawl of large built-up areas. The land does not form a gap between towns, as such has a weak contribution to purpose (b) – to prevent neighbouring towns from merging into one another. Similarly, the land does not form part of the setting of a historic town therefore makes no contribution to purpose (d) – to preserve the setting and special character of historic towns.

It is therefore considered that the land does not strongly contribute to any of the purposes in Paragraph 143 (a), (b) or (d) of the NPPF, nor do any exclusions under footnote 7 apply.

Meeting Green Belt Purposes – Development (Paragraph 155a)

The site is located within an existing ribbon of development and is visually and physically contained by existing dwellings to the north and south. The proposed development would largely follow prevailing urban grain and building lines of Stringer House Lane. While the development would introduce development on to unbuilt land, the proposed dwelling would of a modest scale and would be positioned acceptably within the wider context of the Green Belt. The application site would form a small part of the wider gap between towns within Kirklees and neighbouring boroughs, as such the development would not result in or contribute to the merging of towns (purpose b). While the development would introduce a building along with associated hardstanding onto an undeveloped parcel of land, the extent of the built form would be positioned no further to the east than that of neighbouring buildings, the site forms a gap in the street scene which serves no wider strategic purpose and appears as an anomaly. As such, the development would be read in the context of the existing built form and would not undermine the green belts role of safeguarding the countryside from encroachments (purpose c).

The site is not located within or near the setting of a historic town and would have no impact on heritage context or character (purpose d). While the proposal does not directly contribute to urban regeneration, it would not prejudice the use of such land for development. Therefore, it is not considered that the development would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area.

Demonstrable Unmet Need (Paragraph 155b)

With regards to Paragraph 155 (b), Kirklees currently has a 4.18 years supply of housing land (2025 update), which falls below the required five-year supply. The 2023 Housing Delivery Test results (12/12/2024) indicate an under delivery for the past three years (April 2020-March 2023), falling below the 75% pass threshold.

The proposed development would contribute to addressing housing need within Kirklees through the delivery of a new family sized dwelling. The supporting information indicates an intention to deliver a single market dwelling, that would contribute toward the local housing supply and offer a dwelling aligned with the identified need for family homes.

In this context, the proposal offers a modest but valuable contribution to housing need in a district with a shortfall in general supply. As such, it is considered that there is a demonstrable unmet need for the type of development proposed.

Sustainable Location (Paragraph 155c)

The application site is located within 1.2km (0.8miles, 3 minutes' drive or 16 minutes' walk) of Emley. A main bus route is 300m to the south of the site. Further afield the site is within 5km of Clayton West (10 minutes' drive), within 3.8km of Skelmanthorpe (7 minute drive) and within 2km of Flockton (6-minute drive). These areas collectively provide good access to local facilities and services including primary and secondary schools. The site is also within a short walk from bus stops on Jagger Lane/Chapel Lane which provide hourly bidirectional services between Huddersfield and Wakefield, the stop also provides a school bus service to/from Shelley College. It is recognised that future occupants of the dwelling would likely be reliant on the use of private vehicles for most day-to-day journeys, although alternative modes of transport are a feasible possibility. The proposal relates to a single dwelling and associated trip generation would be minimal.

Taking into account the sites rural setting, the site proximity to local facilities and services, and the limited scale of development, it is considered that the development would be in a reasonably accessible and sustainable location for the purposes Paragraph 155c of the NPPF.

Very Special Circumstances

As it is considered that both the land and the proposed development fall within the exceptions set out in paragraph 155 of the NPPF, it is not necessary to demonstrate very special circumstances (VSCs). The proposal as submitted does not constitute inappropriate development in the Green Belt when assessed against this policy context, and therefore the requirement to justify harm by reason of inappropriateness does not apply.

Principle of Housing Development

The 2025 update of the five-year housing land supply position for Kirklees shows 4.18 years supply of housing land, and the 2023 Housing Delivery Test (HDT) measurement which was published on 12/12/2024 demonstrated that housing delivery for Kirklees for the past three years (April 2020-March 2023) has fallen below the 75% pass threshold.

As the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, and delivery of housing has fallen below the 75% HDT requirement, it is necessary to consider planning applications for housing development in the context of NPPF paragraph 11 which triggers a presumption in favour of sustainable development.

This means that for decision making "Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (NPPF Footnote 8), granting

permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (NPPF Footnote 7) ; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

The Council's inability to demonstrate a five-year supply of housing land, or pass the Housing Delivery Test, weighs in favour of housing development but this has to be balanced against any adverse impacts of granting the proposal

Policy LP3 of the Kirklees Local Plan is also of relevance insofar as it requires development to deliver homes in a sustainable way.

The principle of development within the Green Belt has been accepted in this case. The proposal would introduce a single dwelling within an established ribbon of residential development, contributing modestly to local housing supply. Given the acknowledged housing land shortfall, the scheme is considered to support the strategic aims of Policies LP1, LP2 and LP3 of the Kirklees Local Plan, subject to detailed assessment against remaining material planning considerations and policies.

The quantum of development is considered acceptable, although it is acknowledged that it is a reasonably sized scale and that further additions through utilisation of permitted development rights could lead to unsympathetic additions leading to harm to the openness of the Green Belt. Therefore it is considered appropriate a condition is in place restricting permitted development rights in this case.

2. Visual Amenity

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development; it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Of key importance, Local Plan Policy LP24(a) 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'.*

The proposed dwelling would remain sited toward the western side of the plot, maintaining its established relationship with the highway and adjacent built form along Stringer House Lane. Whilst the proposal differs from the previously approved scheme, including a deeper footprint and revised garage arrangement following the removal of the single-storey link, it would continue to read as a single, detached dwelling within the existing ribbon of

development. The repositioning of the dwelling marginally further into the site is noted; however, this does not materially alter its visual relationship with the surrounding built form or disrupt the established pattern of development along the lane.

In terms of scale and massing, it is acknowledged that the proposal introduces an increase in built form, most notably to the rear to accommodate additional residential floorspace. However, when assessed in the context of the generous plot size and the prevailing character of detached dwellings set within spacious plots, the development would remain proportionate and would not constitute overdevelopment of the site. The dwelling would not appear unduly dominant within the street scene or wider landscape context.

The dwelling would have a higher maximum ridge height than the previously approved scheme, however, the dwelling would remain partially set into the land and when viewed from the street scene would be no higher than the neighbouring properties, limiting its overall visual prominence. In addition, the use of a pitched roof and articulated gable forms serves to break up the massing of the building, ensuring that the overall composition does not present as excessive or incongruous.

The principal (front) elevation demonstrates a clear and coherent design approach, incorporating a balanced arrangement of openings and well-defined gable features that reflect a contemporary interpretation of traditional rural built form. The rear elevation, whilst incorporating larger areas of glazing and a balcony element, would be largely contained within the site and viewed in the context of the dwelling's private amenity space and adjacent buildings. As such, it would not appear visually intrusive or harmful in longer views from the east. The side elevations would be functional and simplistic in appearance.

The detached garage would be of an appropriate size, scale and siting such that it would remain clearly subordinate to the main dwelling. Its position at a lower level relative to the highway further reduces its prominence within the street scene. The use of materials consistent with the main dwelling ensures it would integrate appropriately with both the host building and the surrounding context.

The proposal adopts a simple and consistent palette of materials, comprising stone and slate, which reflects the prevailing character of development within the area. Whilst incorporating some contemporary elements, including larger glazed sections, these are balanced by the use of traditional forms, proportions and detailing, resulting in a design that contributes positively to a modern rural aesthetic.

In conclusion, the proposal would maintain a form, layout and visual relationship that is considered appropriate to its context and would integrate effectively with the established pattern of development along Stringer House Lane. Although the scheme represents a material change from the previously approved dwelling, the design approach, siting, and consideration of site levels ensure that it does not result in unacceptable visual harm or a development that appears overly prominent or discordant within the locality.

The site is not located within a Conservation Area or within the setting of any designated heritage assets, and the proposal would not adversely affect any identified heritage significance. Overall, the development is considered to achieve a good standard of design that respects its context and local character, in accordance with Policies LP1, LP2 and LP24 of the Kirklees Local Plan and the design objectives set out within the NPPF.

To ensure the development is undertaken in accordance with the scheme as submitted, appropriately worded conditions are recommended to be in place upon any grant of permission requiring the development to be in accordance with the submitted details.

3. Impact on Residential Amenity

Sections B and C of LP24 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 130 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Principle 6 of the Housebuilders Design Guide sets out that residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking. The text supporting this principle states that:

"For two storey houses typical minimum separation distances are advised:

- *21 metres between facing windows of habitable rooms at the backs of dwellings;*
- *12 metres between windows of habitable rooms that face onto windows of a non-habitable room;*
- *10.5 metres between a habitable room window and the boundary of adjacent undeveloped land; and for a new dwelling located in a regular street pattern that is two storeys or above, there should normally be a*

minimum of a 2 metres distance from the side wall of the new dwelling to a shared boundary."

Principle 17 of the Council's adopted House Builders Design Guide Supplementary Planning Document (SPD) requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Principle 16 of the Housebuilders Design Guide seeks to ensure the floorspace of dwellings accords with the 'Nationally Described Space Standards' document (March 2015).

3.1 Neighbouring Amenity

Broomfield Farm

Privacy and overlooking

The proposed dwelling includes a small ground floor side-facing window on the northern elevation serving a non-habitable room (pantry). Given the function of this space, it is not considered that this opening would give rise to material overlooking or a loss of privacy.

At first floor level, three windows are proposed on the northern elevation serving a bedroom, dressing room and ensuite. These are indicated on the submitted plans as obscure glazed and can be secured by condition. As such, they would not afford direct views into the neighbouring property or its curtilage.

The rear elevation of the proposal incorporates a larger glazed gable element. However, due to the orientation and relationship between the two properties, views from this elevation would be directed predominantly towards the application site's own rear amenity space and wider surroundings, rather than directly into the neighbouring garden. The relationship between the properties is therefore such that no unacceptable overlooking or loss of privacy would arise.

Overbearingness and Outlook

Whilst the proposal represents an increase in bulk compared to the previously approved scheme, the dwelling would remain proportionate to its plot and would be contained within a relatively spacious and irregular pattern of development along Stringer House Lane.

The proposed dwelling would be positioned with a partial side to side elevation relationship with Broomfield Farm as opposed to directly facing it (rear to rear or front to front), with separation maintained to the shared boundary that exceeds the typical 2m side separation guidance identified within the Housebuilders Design Guide SPD. Whilst noting that this guidance relates primarily to more regular street patterns, it nonetheless provides a useful benchmark. The relationship, separation distance and sitting within the

plot ensure that the development would not appear unduly dominant or oppressive when viewed from neighbouring habitable rooms or amenity space.

Furthermore, the dwelling would be partially set into the site and incorporates a pitched roof form, both of which assist in reducing its perceived scale and breaking up its massing. When considered collectively, these factors ensure that the development would not result in an unacceptable overbearing impact or material loss of outlook.

Daylight, Sunlight and Overshadowing

In terms of light, Broomfield Farm benefits primarily from front and rear-facing windows, which provide the main source of daylight and outlook to principal habitable rooms. A side-facing ground floor window is present; however, this appears secondary in nature having regard to its size, position and relationship to the principal openings.

It is acknowledged that the proposed development, by virtue of its position to the south, would introduce additional built form which may give rise to some reduction in light, particularly in relation to the side-facing window and, to a lesser extent, the front elevation. However, the dwellings are not directly aligned, would not project past the rear elevation of this neighbour and a meaningful degree of separation is maintained. The partial lowering of the building within the site and the pitched roof form further limit its overall impact.

Given the relationship between the properties and the presence of alternative primary windows serving habitable rooms a both ground and first floor level of the neighbouring dwelling, any reduction in daylight or sunlight would not be so significant as to result in unacceptable harm to the living conditions of the occupiers.

With regard to the rear garden at Broomfield Farm, the proposed dwelling would remain contained within its own plot and would not enclose or dominate the neighbouring outdoor space. The separation, orientation and layout ensure that the garden would retain an open aspect and would continue to receive sufficient levels of sunlight to remain usable.

Whilst it is acknowledged that the proposal would introduce some perceived changes in outlook and light, particularly given its position relative to Broomfield Farm, these impacts are not considered to be of such a scale or severity as to result in unacceptable harm.

No.28 Stringer House Lane

This neighbouring property is located to the south of the site. The proposed single-storey garage would sit adjacent to the side elevation of No.28, while the main two-storey element would largely align with the existing area of hard standing.

The development would maintain an appropriate degree of separation and would be located to the north of the neighbour, remaining outside its primary sun path, as such, it is not envisaged that the development would lead to a loss of daylight/sunlight. Although both No.28 and the proposed dwelling include side-facing windows, these would be vertically offset due to differences in ground levels.

The proposal would include a balcony at first floor level, which is shown to have a 1.8m privacy screen adjacent to the curtilage of this neighbour as to prevent any undue overlooking towards immediate amenity space or habitable room windows. The glass balustrade to the south would be clear glazed at a lower level directing views towards the resultant dwelling's rear amenity space. This arrangement is considered acceptable subject to a condition to secure that the privacy screen is provided. On this basis it is not considered that the proposal would result in undue harm through overlooking or loss of privacy.

Surrounding Land

There are no residential properties to the immediate east or west of the application site.

Amenity of future occupiers

The proposed dwelling would have a gross internal floor area of approximately circa 404sqm across three floor levels and would contain five bedrooms. All bedrooms would exceed the minimum floorspace requirements for double occupancy. As such, the proposal could support up to 10 occupants, the overall internal floor area would far exceed the minimum requirement of 138sqm for a six-bedroom eight-person dwelling set over two storeys. It is therefore concluded that the proposed layout would provide a high level of accommodation, with good levels of natural light and outlook to all habitable rooms. Adequate internal storage is also included. Externally, there would be a sufficient quantity and quality of private amenity space, commensurate to the scale of the dwelling.

Conclusion on residential amenity impacts

The proposed development would not result in any undue harm to the amenities of neighbouring occupiers by reason of overlooking, loss of daylight or sunlight nor overshadowing, due to its positioning, separation distances, and relationship with neighbouring properties. Furthermore, the dwelling would offer a high standard of accommodation for future occupants, within an acceptable Gross Internal Area and appropriate private outdoor amenity space. As such, the proposal is considered to comply with Policies LP24(b) and LP24(c) of the Kirklees Local Plan, the Principles 6,16 and 17 of the Housebuilders Design Guide SPD and Chapter 12 of the NPPF.

A condition restricting pd rights is recommended to ensure no further development(s) have an unacceptable impact upon neighbouring occupiers given the scale of the proposal the subject of this application.

4. Highway Impacts

Policy LP21 of the Kirklees Local Plan requires development to provide safe, convenient, and efficient access for all users, including pedestrians, cyclists, public transport users and vehicles. Proposals must not result in an unacceptable impact on the highway network.

Policy LP22 sets out parking requirements stating that developments should provide appropriate provision for vehicles in accordance with the Council's adopted parking standards. This includes on-site parking for residents and visitors, as well as provision of servicing and deliveries where relevant.

These policies are underpinned by Chapter 9 of the NPPF which requires that development proposals ensure safe and suitable access for all users, mitigate any significant impacts on the transport network, and provide adequate opportunities for sustainable travel.

The Kirklees Highways Design Guide SPD provides further guidance on the detailed design of access points, private drives, internal layout dimensions, visibility splays, turning space, and the number of parking spaces required based on dwelling size.

The proposal seeks to terminate the use of the existing access and incorporate a new access, along with off-street parking for a minimum of three vehicles through the provision of a double garage as well as an arear of hardstanding and turning area to allow vehicles to enter and exit in a forward gear. The overall layout is considered sufficient to meet the needs of the proposed dwelling in accordance with Policy LP21 of the Kirklees Local Plan and the Highways Design Guide SPD.

Although visibility splays are not annotated on the submitted plans, it is noted that splays of 2.4m x 43m were previously considered acceptable by the Councils Highways Development Management Team in relation to the historic application at the site. Given the site frontage, the similar positioning of the proposed access and local road conditions, it is considered that such splays can be achieved. A compliance condition is recommended to secure this requirement, in the interests of highway safety.

The proposed site plan shows a bin/storage area adjacent the proposed garage, within the curtilage of the dwelling, this is considered acceptable given there is sufficient space. Bins would be presented for collection at the edge of Stringer House Lane, which falls outside the red line boundary. This arrangement is consistent with nearby properties and is not considered to raise concerns in term of collection logistics.

The proposed access, parking and turning arrangements are considered acceptable for a development of this scale, and adequate space is available within the site for bin storage. Subject to conditions securing visibility splays, the proposal is considered to comply with Policies LP21 and LP22 of the Kirklees Local Plan along with the Highways Design Guide SPD.

5. Contaminated Land

Chapter 15 of the NPPF promotes safe and healthy living environments and requires that land contamination and other environmental constraints are considered and mitigated as part of the planning process.

Policies LP51 and LP53 of the Kirklees Local Plan seek to ensure that development does not cause, or results in exposure to, pollution or environmental risks that would be harmful to human health or the environment. These policies require developments to be appropriately assessed and, where necessary, remediate to ensure that sites are suitable for their intended use.

The site is not identified on the Council's contaminated land layer. While the precise historic land use is unclear, the site appears to have been in use as informal amenity space associated with a residential dwelling and historically agricultural over a prolonged period. Given the nature of the development and its location, it is considered proportionate to apply a precautionary condition requiring notification in the event that any unexpected contamination is encountered during any remaining groundworks.

The site lies within a Development High Risk Area as defined by The Mining Remediation Authority (MRA) (formerly known as the Coal Authority). The application was supported by a Coal Mining Risk Assessment (CMRA), and the Mining Remediation Authority were consulted raising no objection.

It is therefore considered that subject to a condition requiring the reporting of any unexpected contamination encountered during development, the cessation of works in any identified affected area and the submission of a remediation strategy if necessary; the proposal would meet the aims of Policies LP53 and LP51 of the Kirklees Local Plan and Paragraphs 196 and 197 of the NPPF.

6. Flood and Drainage

Chapter 14 of the NPFF seeks to direct development away from areas at risk of flooding and ensure that new development does not increase flood risk elsewhere. It also requires that surface water is managed using SuDs where possible and that developments are supported by appropriate drainage infrastructure, taking into account ground conditions and pollution risk.

Policy LP28 of the Kirklees Local Plan reflects these national objectives, requiring all new development to incorporate appropriate foul and surface water drainage arrangements, including SuDs where feasible, and to ensure

that any such infrastructure does not increase flood risk or lead to pollution on or off site.

The site is not located within a designated flood zone and is identified via the Environment Agency's flood risk mapping as being at very low risk of surface water flooding. As such, there is no requirement for a Flood Risk Assessment in this instance.

However, in accordance with Policy LP28 of the Kirklees Local Plan and the objectives of Chapter 14 of the NPPF, new development is still expected to incorporate sustainable drainage measures to ensure that surface water is appropriately managed and does not increase flood risk either on or off site. As such, a condition will be attached to the permission to ensure parking areas are constructed in a permeable material and appropriately drained.

Subject to condition and given the requirements of building regulations it is considered that the proposal would comply with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the NPPF and be acceptable in terms of drainage.

7. Biodiversity and Ecology

The Biodiversity Net Gain (BNG) Technical Advice Note provides local context on implementing BNG and reflects the statutory requirement introduced by the Environment Act 2021, which mandates a minimum 10% biodiversity net gain for most developments.

Chapter 15, Paragraphs 190, 191,192, 194 and 195 of the NPPF (December 2024) collectively seek to protect and enhance the natural environment by securing measurable biodiversity net gains, safeguarding irreplaceable habitats, and ensuring that harm to biodiversity is avoided, mitigated or, only where absolutely necessary, compensated.

Policy LP30 of the Kirklees Local Plan seeks to ensure that development proposals protect and enhance the natural environment. This includes safeguarding species and habitats of principal importance, avoiding significant harm to biodiversity, and securing measurable biodiversity net gains wherever possible.

As part of the previous application, the Councils Ecology Officers considered that given there is no evidence of protected species or habitats on the site, nor is the site subject to any statutory or non-statutory designations; as such, a Preliminary Ecological Appraisal is not required. Nonetheless, given the site rural context of the site, the ecology officers recommended conditions to secure pollution prevention measures for watercourses, hedgerow protection measures, a lighting strategy and ecological enhancements. An informative was also recommended advising the agent to ensure any works take place outside of the bird nesting season.

As part of this current application, the applicant has resubmitted a Construction Environmental Management Plan, an external lighting strategy, Hedgerow and Tree Protection Plan and incorporated ecological enhancements by way of bird boxes. The Councils Ecology Team have reviewed the submitted information and consider it to be acceptable; it is recommended that adherence to the details are secured by appropriately worded conditions.

With regards to Biodiversity Net Gain (BNG), the submitted application form indicates that the proposal is intended to be delivered as a self-build or custom build dwelling, with the applicant (landowner) intending to occupy the property once built. The Councils Ecology Officer also set out that the Biodiversity Net Gain is exempt due to de minimis as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended). Therefore, officers are satisfied that the scheme qualifies for exemption from the requirement to deliver a 10% biodiversity net gain under current regulations.

As such, subject to conditions, the proposal is considered to comply with Policy LP30 of the Kirklees Local Plan. An informative will be added to the condition to advise the applicant of their responsibilities in relation to protected species in accordance with the Wildlife Act and Chapter 15 of the NPPF.

8. 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.

Policy LP24(d) of the Kirklees Local Plan requires developments to promote sustainable design and construction by minimizing resource use and carbon emissions, and by incorporating measures that reduce the environmental impact of buildings, including energy and water efficiency.

Policy LP26 further supports this by encouraging development that contributes to climate change and adaptation through layout, design, orientation, and use of low-carbon technologies.

The application is supported by a climate change statement which outlines a series of design and construction measures intended to mitigate the environmental impacts of the development. These include enhanced thermal insulation, high-performance windows, whole-house ventilation, and solar PV panels. Materials will be locally sourced where possible, with an emphasis on recyclability. The layout is proposed to support solar gain control and purge

ventilation. Water-efficient fittings are proposed, and manual cutting or materials will be encouraged to limit construction dust.

Taken together, these measures demonstrate a proactive approach to addressing climate change and align with the aims of Chapter 14 of the NPPF, Policies LP24(d) and LP26 of the Kirklees Local Plan and the wider aims of the Council.

9. Other Matters

None.

10. Representations

Two letters of objection were received raising concerns regarding the increased scale and massing of the dwelling, its siting in relation to neighbouring properties, and impacts on residential amenity including loss of light, outlook and privacy, as well as overlooking and drainage.

These matters have been considered in the assessment above. Whilst the proposal represents an increase in scale compared to the previously approved scheme, it is not considered to result in unacceptable harm. The dwelling would remain proportionate to the plot and appropriately related to surrounding development.

In amenity terms, some change in outlook and light is acknowledged; however, due to the maintained separation, orientation and design of the proposal, impacts would not be materially harmful. Measures are secured to prevent overlooking, and no unacceptable loss of privacy would occur.

Drainage matters are addressed via condition and separate legislation in relation to building regulations to ensure the drainage arrangements for the development would be acceptable.

Overall, the proposal is considered to comply with Kirklees Local Plan Policies, the Housebuilders Design Guide SPD and the objectives of the NPPF, subject to conditions.

11. 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 the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation **APPROVE**

Decision Authorisation: Delegated Powers

Application Number: 2025/93452

Officer Recommendation: CONDTIONAL FULL PERMISSION

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.
   Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990.

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, LP20, LP21, LP22, LP24, LP28, LP30, LP52 and LP53 of the Kirklees Local Plan, Chapters 2, 4, 5, 9,11, 12, 13,14 and 15 of the National Planning Policy Framework, and Principles 2, 5, 6, 9, 12, 13, 14, 15, 16, 17, 18 and 19 of the Housebuilders Design Guide SPD.

3. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the Local Planning Authority has been obtained for any proposed change or variation. **Reason:** In the interest of visual amenity in accordance with Policy LP24 of the Kirklees Local Plan, the Kirklees Housebuilders Design Guide Supplementary Planning Document and the policies within chapters 12 & 13 of the National Planning Policy Framework 2024.

4. The dwelling hereby approved shall not be brought into use until all areas to be hard surfaced for access and parking have been and out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance. These areas shall be so retained, free of obstructions and available for access and parking. **Reason:** In the interests of visual amenity, highway safety and to mitigate flood risk. To accord with Policies LP21, LP22, LP24 and LP28 of the Kirklees Local Plan and meet the requirements of policies within Chapters 12 and 14 of the National Planning Policy Framework.

5. The development hereby approved shall not be brought into use until visibility splays of 2.4 meters by 43 meters in both directions from the access onto Stringer House Lane have been provided. The splays shall thereafter be retained free from obstruction exceeding 1 metre in height above carriageway level for the lifetime of the development.
   Reason: In the interests of highway safety and to accord with Policy LP21 of the Kirklees Local Plan and policies within Chapter 9 of the National Planning Policy Framework 2024.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions, enlargements, roof alterations, outbuildings or other alterations to the dwellinghouse falling within Classes A, AA, B, C, D or E of Part 1 Schedule 2 shall be carried out without the prior grant of planning permission by the Local Planning Authority.
   Reason: In the interests of safeguarding the character of the area and to protect the amenity of neighbouring occupiers, in accordance with Policy LP24 of the Kirklees Local Plan and policies within Chapters 12 and 13 of the National Planning Policy Framework 2024.

7. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the Local Planning authority shall be notified in writing within 2 working days. Works on site shall not recommence until either:

   a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or,
   a) 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 Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, no part of the site shall be brought into use until such time as the whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.
   Reason: To identify and remove unacceptable risks to human health and the environment in accordance with Policy LP53 of the Kirklees Local Plan and policies within Chapter 15 of the National Planning Policy Framework.

8. The construction of the development hereby approved shall be undertaken in strict accordance with the submitted Construction Environmental Management Plan (CEMP Biodiversity), ref 2025/158 BNG, dated 10th December 2025 throughout the entirety of the construction phase of the development.
   Reason: In the interests of biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and policies within Chapter 15 of the National Planning Policy Framework 2024.

9. Any external lighting which is installed shall be undertaken in strict accordance with the submitted drawing titled 'Proposed Lighting Plan' ref: 2025158/106 Rev P1, dated December 2025.
   Reason: In the interests of biodiversity and in accordance with Policy LP30 and policies wihtin Chapter 15 of the National Planning Policy Framework 2024.

10. The development hereby approved shall be carried out in strict accordance with the submitted drawing titled 'Tree Protection Measures' ref: 2025158/107 Rev P0, dated December 2025. All tree and hedgerow protection measures so approved by this condition, including fencing in accordance with BS 5837:2012, shall be implemented and retained throughout the entirety of the construction phase of the development.
    Reason: In the interests of biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and policies within Chapter 15 of the National Planning Policy Framework 2024.

11. Prior to the first occupation of the dwelling hereby approved, one integrated bird nesting features and one bat box shall be installed within the fabric of the building and retained thereafter.
    Reason: To enhance opportunities for biodiversity at the site and to accord with national policy set out in Chapter 15 of the National Planning Policy Framework, LP30 of the Kirklees Local Plan and Principle 9 of the Housebuilders Design Guide SPD.

12. Prior to the first occupation of the development hereby approved, the privacy screen to the southern elevation, as shown on submitted drawing ref: 2025158/103 Rev P6, titled Proposed Plans and Elevations, shall be completed with obscure glazing which achieves an obscurity of pilkington level of four or equivalent. The obscure glazing shall thereafter be retained. **Reason:** To protect the privacy and amenity of neighbouring occupiers in accordance with Policy LP24 of the Kirklees Local Plan, the Kirklees Housebuilders Design Guide Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework 2024.

13. Prior to the first occupation of the development, all side facing windows at first floor level on the Side Elevation (North) shall be fitted with with

obscure glazing or permanently affixed film which achieves an obscurity of pilkington level of four or equivalent and shall be non-opening below the height of 1.7 meters from the finished floor level. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) The obscure glazing or permanently affixed film shall thereafter be retained for the lifetime of the development.
Reason: To protect the privacy and amenity of neighbouring occupiers in accordance with Policy LP24 of the Kirklees Local Plan, the Kirklees Housebuilders Design Guide Supplementary Planning Document and Chapter 12 of the National Planning Policy Framework 2024.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021.

Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

NOTE: No construction related noise shall be audible beyond the site boundary outside the hours of:

- 07.30 to 18.30 hours Mondays to Fridays
- 08.00 to 13.00 hours, Saturdays with no construction related noise audible beyond the site boundary on Sundays or Public Holidays.

Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

NOTE: The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

NOTE: Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb our property will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property .

NOTE: If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Coal Authority. Further information regarding Incidental Coal Agreements can be found at: www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-forapplicants-for-incidental-coal-agreements.

NOTE: In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

NOTE: The applicant is reminded that if any evidence of bats, nesting birds, or other protected species is found during the course of works, all activity must cease immediately, and advice should be sought from a suitably qualified ecologist. It is an offence under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 to disturb, or harm protected species or their habitats. Failure to comply with the legislation could result in prosecution.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	2025158/LOC	P0	05/02/2026
Existing Plans and Elevations	2025158/101	P0	05/02/2026
Proposed Site Plan	2025158/102	P1	05/02/2026
Proposed Block Plan	2025158/104	P1	05/02/2026
Proposed Plans and Elevations	2025158/103	P6	07/04/2026
Proposed Stree-scene Elevation	2025158/105	P3	05/02/2026
Proposed Garage Elevation	2025158/110	P0	05/02/2026
Proposed Lighting Plan	2025158/106	P1	28/04/2026
Construction Environnemental Management Plan (CEMP Biodiversity)	2025/158 BNG	-	28/04/2026
Tree Protection Measures	2025158/107	P0	07/04/2026
Coal Mining Risk Assessment	RBG456	001	07/04/2026
Intrusive Coal Mining Assessment	RBG488	001	07/04/2026 -
Biodiversity Net Gain Exemption Statement	2025/158 BNG	-	05/02/2026
Climate Change Statement	-	-	05/02/2026

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2024 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 2024 and otherwise actively engaged with the applicant in dealing with the application. No amendments were requested by officers, however, amended drawings were submitted to show the first-floor side facing windows on the northern elevation as obscure glazed. Details relating to ecology and balcony privacy screening were also provided and reviewed accordingly and area considered acceptable. Appropriate conditions are attached accordingly.

Report Dated: 29th April 2026