

**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:	2026/62/90667/W
Site Address:	Tree Tops, 80, Causeway Side, Linthwaite, Huddersfield, HD7 5NW
Description:	Demolition of existing conservatory and erection of single storey side extension and two storey and single storey rear extension (within a Conservation Area)
Recommending Officer:	Joanna Rednall

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: 12-May-2026

The Site

The site comprises a stone-built, two-storey detached dwelling situated in Linthwaite, Huddersfield. The property features a pitched roof finished in natural blue slate and includes a conservatory to the rear. It is set within generous grounds, with a driveway to the front and a lawned garden to the rear.

Owing to the sloping topography, which falls towards the north, the dwelling presents as three storeys when viewed from the front, incorporating an integral garage at lower ground level. A wraparound balcony extends across the front and sides of the property.

The surrounding area is predominantly residential in character, with neighbouring properties generally well spaced. Development becomes denser to the north of the site.

The property lies within the Linthwaite Conservation Area. There are no Listed Buildings in close proximity to the site.

The Proposal

The applicant is seeking planning permission for demolition of existing conservatory and erection of single storey side extension and two storey and single storey rear extension (within a Conservation Area).

Single storey side extension

The proposed side extension projects 2.2m from the east-facing elevation and extends 6.7m in depth. It has a height of 2.7m to the eaves and 3.8m to the ridge when measured from the front elevation. The extension will be constructed in sandstone and features a lean-to roof finished in natural blue slates.

In terms of fenestration, the design includes one window on the front elevation, along with one window and a door on the side elevation. Two rooflights are also proposed within the lean-to roof.

Internally, the extension will accommodate a WC, hallway, and utility room.

Two storey and single storey rear extension

The proposed two-storey rear extension projects 3.9m from the existing rear elevation, with an overall width of 6.8m. It measures 4.7m to the eaves and 6.5m to the ridge of the pitched roof. The extension will be constructed in sandstone, with the roof finished in natural blue slates.

In terms of fenestration, three windows are proposed to the rear elevation, two at first-floor level and one at ground-floor level. Two additional windows are proposed on the side elevations of the extension. A further window is also

proposed at first-floor level on the west-facing side elevation of the host dwelling.

The single storey extension adjoins the two storey rear extension, projecting out 3.3m beyond the two storey element and measures 4.4m in width. The extension measures 2.4m to the eaves and 3.5m to the ridge.

The single storey extension is mostly glazed, however it is finished in sandstone up to around 1m in height. Patio doors are proposed to the rear, and two rooflights are proposed to each roof plane of the pitched roof. The roof is also finished in natural blue slates.

History of Negotiations

Amended elevations and location plan were received on 19 March and 1 April respectively, and the application has been progressed to determination on the basis of these.

Planning History

There is no planning history for the site which is considered relevant to the current proposal.

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice and a press notice.

Final publicity date expired: 1 May 2026.

1 letter (which includes hand-written letters, e-mails and on-line representations) of representation has been received. This is a letter of comment, the content of which is summarised as follows:-

- I have no objections to the proposed extension plans and appreciate that the proposal is seeking to enhance 80 Causeway Side the existing property sympathetically.
- My concern relates to existing continual access rights to my property, there exists shared right of access over the driveway and respective title plans allowing both properties to transit over the driveway to access the respective properties.
- The plans submitted and location plans, understandably, have been drawn across both property title plans with the access rights and respective titles not indicated, the proposed extension being away from the shared access on the submission in terms of building foot prints shown.

- This being the only access to my property with my gateway being set back from the road frontage of Causeway Side hence my concern.
- Potential construction representing a period maintaining the clear safe condition for both parties with only some limited short term delay with access for deliveries and minor site activities which may become apparent and can be reasonably managed by his contractor.
- With existing historic constraints and access rights being observed on the plan, and with considerate and good construction practice being adopted in the build instigation maintaining the same, thereby not affecting my living condition or my close neighbouring condition, my new neighbour has my support in his application

Officer response: the above comments are noted. An amended site and location plan has been received 01.04 to amend the red line boundary to address neighbour concerns, and the application has been progressed on the basis of these.

Upon the grant of approval, a footnote shall be added to the decision notice reminding the applicant the granting of planning permission does not override any private legal rights or consents that may be required.

Parish/ Town Council Comments

N/A.

Consultations

None.

Allocation & Policies

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

The site is within Linthwaite Conservation Area and the Strategic Green Infrastructure Network within the Kirklees Local Plan. The site is also within an area with a known presence of bats / twite birds. The site falls within an area at lower risk of ground movement as a result of former mining activity.

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

LP1 Achieving Sustainable Development

- LP2 Place Shaping
- LP21 Highway Safety
- LP22 Parking Provision
- LP24 Design
- LP30 Biodiversity
- LP31 Strategic Green Infrastructure Network.
- LP35 Historic Environment

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

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

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Considered to be of relevance to the consideration of this application are policies within the following chapters:

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- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)

Legislation

The Town & Country Planning Act 1990 (as amended).

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.

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character of appearance of Conservation Areas.

Assessment

1 – Principle of development:

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

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

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

In this case, the principle of development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact upon visual amenity (including impact upon Linthwaite Conservation Area)

Policy LP24 (Design) of the Council's adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Single storey side extensions

Section 5.17 of the SPD relates to single storey side extensions:

5.17 Single storey side extensions should be offset and complement the original building. As such, single storey side extensions should:

- *not extend more than two thirds of the width of the original house;*
- *not exceed a height of 4 metres; and*
- *be set back at least 500mm from the original building line to allow for a visual break.*

The proposed single-storey side extension would not exceed two-thirds of the width of the original dwelling and is limited to a maximum height of 4m, ensuring it remains a subservient addition. The extension is set approximately 3.1m back from the front elevation, maintaining a clear break from the principal building line and ensuring it appears secondary in relation to the host dwelling. Furthermore, the dwelling is set back approximately 21m from the street. When combined with the recessed position of the extension, this ensures that it would not appear unduly prominent within the street scene. As a result, the proposal is considered to have a limited visual impact and would preserve the character and appearance of the surrounding area.

The extension is proportionate and sympathetic in design, utilising materials to match the existing dwelling and incorporating a lean-to roof form that complements the host property's pitched gable roof. The window openings are proportionate and in keeping with existing and proposed openings on the host. For these reasons, the proposed side extension is considered to result in an acceptable visual impact.

Two storey and single storey rear extension

Section 5.8 of the SPD relates to two storey rear extensions:

5.8 Two-storey rear extensions will be considered based on the extent of overshadowing, loss of privacy and outlook. Generally, two-storey rear extensions should:

- *be proportionate to the size of the original house and garden;*
- *not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings);*
- *not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties;*
- *not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary;*
- *be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre; and*
- *not adversely affect habitable room windows where they adjoin a neighbour's boundary.*

The proposed rear extensions would be facilitated by the demolition of the existing conservatory, which currently projects approximately 4.6m from the rear elevation and measures around 4.3m in width. In comparison, the combined two-storey and single-storey rear extensions would project to a greater overall depth of approximately 7m. While this represents a notable increase in built form, the extensions would be set in from the side boundary by around 1.6m, maintaining a degree of separation and ensuring the development would not overwhelm the host.

In terms of the wider plot, the submitted site plan demonstrates that the proposed development would not exceed 50% of the total curtilage of the original dwelling. The existing driveway to the front would be retained in full, and a substantial lawned garden area would remain to the rear. Officers therefore consider that the plot is of sufficient size to accommodate a larger form of extension without appearing cramped or resulting in overdevelopment of the site.

With regard to the impact on the host dwelling itself, it is acknowledged that the scale of the extensions exceeds the general guidance set out within the adopted SPD. However, paragraph 5.9 of the SPD makes clear that larger extensions may be acceptable where justified by site-specific circumstances and should be assessed on a case-by-case basis.

The submitted elevations indicate that the extensions have been designed to remain proportionate to the original dwelling. The two-storey element would be stepped down to a single-storey addition, creating a tiered form that reduces the overall massing and visual impact when viewed from the rear. Furthermore, the ridge height of the two-storey extension is set below that of the host property, ensuring it remains clearly subordinate and visually distinctive from the host. This approach helps to avoid the extensions appearing overly dominant or competing with the original building.

In addition, the proposed use of sandstone and natural blue slate to match the existing dwelling would provide visual continuity and assist in integrating the extensions into the overall design of the property. The consistent palette of materials would limit the visual impact and reinforce the cohesive appearance of the development.

It is also acknowledged that the extensions are located to the rear of the property, where they would have limited visibility from public vantage points. However, they would be visible from neighbouring properties in close proximity to the site. Notwithstanding this, for the reasons set out above, particularly the stepped design, proportionate scale, and use of matching materials, officers consider that the development would not result in a harmful impact on the character of the area. Overall, the proposal is considered to be in keeping with the prevailing scale and design of surrounding development.

Taking all of the above factors into account, whilst the proposed extensions are relatively large, officers are satisfied that there are sufficient site-specific justifications to support the scale of development in this case. The proposal is

not considered to result in an overbearing or disproportionate addition and would have an acceptable impact on the character of the host dwelling and the visual amenity of the surrounding area.

Impact upon the Conservation Area

The application site is located within Linthwaite Conservation Area. Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character of appearance of Conservation Areas. This is echoed within policy LP35 of the Kirklees Local Plan and Chapter 16 of the NPPF.

Paragraph 212 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset the Local Planning Authority should give great weight to the heritage asset's conservation irrespective of the level of harm.

LP35 of the Kirklees Local Plan requires that proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets.

At paragraphs 214 – 216 the NPPF is clear, that where development leads to substantial harm, this is necessary to achieve substantial public benefits that outweigh that harm or, in the case of less than substantial harm this should be weight against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In this context, preservation means not harming the interest of the building itself, or the wider conservation area within which it is set.

The proposed development comprises extensions to the side and rear of the host dwelling. By virtue of their siting, the majority of the built form would be located to the rear of the property, with only the single-storey side extension having any notable presence within the street. As set out above, the side extension is modest in scale, set back from the principal elevation, and subservient to the host dwelling. This ensures that it would not disrupt the established building line or appear incongruous within the street scene.

The rear extensions, while larger in scale, would be largely screened from public views due to their position and the existing set-back of the dwelling from the street. As such, their impact on the wider character and appearance of the Conservation Area would be limited. Where visible from surrounding vantage points, the extensions would read as a subordinate addition to the original dwelling, owing to their stepped design and reduced ridge height in comparison to the host property.

In terms of design and materials, the proposal would be sympathetic, utilising sandstone and natural blue slate to match the existing dwelling. This reflects the prevailing palette of materials within the Conservation Area and ensures that the extensions would integrate well with both the host property and the wider historic context. The form and detailing of the extensions, including the use of a simple pitched and lean-to roof design, are considered to be in keeping with the character of the area and would not introduce incongruous or competing features.

It is acknowledged that the cumulative scale of the rear extensions is relatively substantial. However, given their limited visibility from public vantage points, subordinate design, and use of appropriate materials, officers consider that the proposals would not detract from the significance of the Conservation Area and overall would result in no harm to the significance of the Linthwaite Conservation Area.

The development would therefore preserve the character and appearance of the Conservation Area, in accordance with the requirements of Section 72 of the Act, Policy LP35 of the Kirklees Local Plan, and Chapter 16 of the NPPF.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 and LP35 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

To ensure the development has an acceptable impact visually and upon the Conservation Area a condition requiring use of matching materials would be included upon any grant of permission.

3 – Impact on residential amenity:

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

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”*.
- Principle 4 – that: *“extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce*

conflict between neighbouring properties relating to privacy, light and outlook.”

- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”.*
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*

In terms of overlooking and loss of privacy, the submitted site plan demonstrates that the proposed rear extensions would not project beyond the rear elevation of the host dwelling. The development would be positioned approximately 6.5m from the rear conservatory serving No. 78a, which provides a degree of separation between the proposed built form and the neighbouring property.

It is acknowledged that, due to the difference in land levels, there could be some overlooking between the proposed extensions with the side elevation of No. 78a. However, this is largely limited to the drop in land levels, which restrict any overlooking to just roof-level views. Furthermore the separation to the boundary ensured any windows in the ground floor level have limited ability to overlook. The proposed first-floor window is not considered to result in unacceptable overlooking, as it would primarily overlook the roof plane of the neighbouring property and would not have a direct or intrusive relationship with the rooflights to the rear of No. 78a. In addition, there is a separation distance of over 24m to properties further east, including No. 1 The Orchard, which comfortably exceeds the separation distances set out in the SPD for facing windows.

Similarly, the separation distance of approximately 24m to No. 82 Causeway Side to the east is also well in excess of the minimum guidance standards. In combination with the orientation and intervening distances, this ensures that the proposal would not give rise to direct overlooking or any significant loss of privacy to surrounding occupiers. On this basis, officers are satisfied that the development would accord with the relevant SPD guidance in relation to privacy and separation distances.

With regard to overbearing impact and overshadowing, the assessment primarily focuses on the relationship with No. 78a, as this is the closest neighbouring property. It is noted that No. 82 to the east is located on higher ground levels and is separated from the application site by a greater distance, such that it would not be materially affected in terms of dominance or loss of outlook.

The application site itself sits at a higher ground level relative to No. 78a; however, a minimum separation distance of approximately 6m would be retained between the side elevation of the proposed extension and the neighbouring dwelling. The proposed rear extensions would not project beyond the rear elevation of No. 78a, meaning it would not extend further into the neighbouring outlook or materially encroach upon the light received within the rear garden area or existing conservatory of no.78a.

In terms of overshadowing, it is acknowledged that there are rooflights serving the adjacent property which face towards the application site. However, given the relative orientation, separation distance, and the limited height and positioning of the proposed extension, officers do not consider that the development would result in a significant loss of light. Sun path analysis undertaken as part of the assessment indicates that any potential shadowing effects would be limited to early morning periods during summer months, with no discernible impact during winter. As such, any overshadowing would be minimal and not of a level that would warrant refusal.

Taking all of the above into account, officers consider that the proposal would not result in any significant overlooking, overbearing impact, or loss of light to neighbouring occupiers. It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, and advice within Chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

The proposed development would increase the number of bedrooms within the dwelling from three to four. The House Extensions SPD advises that properties with four or more bedrooms should be capable of accommodating three off-street parking spaces. Whilst the submitted plans do not show parking arrangements, officers are satisfied that there is sufficient space within the red line boundary to meet this requirement. The proposal retains the integral garage to the front, along with the full extent of the existing driveway. This area is of a generous size and is considered capable of accommodating the required level of off-street parking, as well as providing adequate turning space to allow vehicles to enter and exit the site in a safe manner.

In light of the above, officers do not raise any significant concerns regarding the impact of the development on parking provision, and it is considered to be acceptable in this regard.

The proposal does not propose any changes highway access. It is therefore considered that the proposal is acceptable in relation to highway safety.

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

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, principle 15 of the Council's Street Design Guide and chapter 9 of the National Planning Policy Framework.

5 – Other matters:

Ecology & Strategic Green Infrastructure Network

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

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Policy LP31 of the Kirklees Local Plan identifies a number of areas which form part of the Strategic Green Infrastructure Network. This policy sets out that priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide.

Whilst it is acknowledged that the site is located within an identified bat alert area, the proposals are relatively modest, and therefore considered unlikely that the proposals would have an impact on the bat population. An informative is recommended, making the applicant aware that if bats are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward.

Given the nature of the proposal to a residential property and retention of the majority of the soft landscaped amenity space it is concluded the proposal would be acceptable with regard to the aforementioned policies and subject to informative note would meet the requirements of the aforementioned policies and legislation.

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 pre-dates 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.

Considering the modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change

that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

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.

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 - 2026/90667

Officer Recommendation - Approve

Conditions

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 to accord with Policies LP01, LP02, LP21, LP22, LP24, LP30, LP31 & LP35 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document, and Policies within Chapters 2, 9, 12, 14 & 16 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 LP01, LP02, LP24 & LP35 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 & 16 of the National Planning Policy Framework.

NOTE: Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost. Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Site & Location Plan	02	B	01/04/2026
Existing & Proposed Drawings	01	A	19/03/2026
Application form	-	-	09/03/2026
Heritage Statement	-	-	09/03/2026
Climate Change Statement	-	-	09/03/2026

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. Amended elevations and location plan were received on 19 March and 1 April respectively, and the application has been progressed to determination on the basis of these.

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