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:	**2026/62/90702/E**
Site Address:	Fieldhead, Snelsins Road, Cleckheaton, BD19 3UE
Description:	Demolition of existing outbuildings and erection of detached leisure building, car port and annex accommodation associated with Fieldhead, Snelsins Road, Cleckheaton, BD19 3UE
Recommending Officer:	Nicole Helliwell

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: 09-Oct-2026

Officer Report
Reference No. 2026/62/90702/E
Site Address: Fieldhead, Snelsins Road, Cleckheaton, BD19 3UE
Proposal: Demolition of existing outbuildings and erection of detached leisure building, car port and annex accommodation associated with Fieldhead, Snelsins Road, Cleckheaton, BD19 3UE

Site Description
The application relates to Fieldhead, a two-storey detached property located off Snelsins Road in Cleckheaton. The property is unallocated on the Kirklees Local Plan Proposals Map. The dwelling is constructed from stone and incorporates a dual-pitched roof finished in stone slate. The neighbouring properties are of residential use and are highly varied in terms of size, architectural styles, and materials. The site is not within a conservation area, nor are there any listed buildings or Public Rights of Way (PROW) within close proximity to the site.

Description of Proposal
The application seeks planning permission for the erection of a detached leisure building, car port and annex accommodation associated with Fieldhead. The existing outbuildings will be demolished as part of the application. The proposed works are summarised below:

- Leisure building (overall length approx. 25m, overall depth approx. 7.35m, and overall height approx. 4.2m due to changes in ground level)
- Open car port (length approx. 8.4m, depth approx. 5m and overall height approx. 3.2m)
- Annex building (length approx. 14.5m, overall depth approx. 6.25m, overall height approx. 4m due to changes in ground level)

History of Negotiations/Amendments Received

Additional information was received during the course of the application in relation to trees. KC Trees initially objected to the proposals for this development due to it impacting on T11 (Ash tree). Since then, permission has been granted for a 5 day notice for the tree to be removed due to the presence of a fungus that compromises the trees structural stability. As such, KC Trees have removed their previous objection.

Relevant Planning History

- **2026/92237:** Dead or Dangerous Trees to TPO SP2/70. Planning application details | Kirklees Council – Noted

- **2025/93318:** Work to trees TPO SP2/70. Planning application details | Kirklees Council – Granted
- **2025/92470:** Works to Trees TPO(s) SP2/70. Planning application details | Kirklees Council – Part Granted/Part Refused

Representations

The application was publicised by site notice, which expired on 5th May 2026. As a result of the above publicity, two representations have been received. The comments made have been summarised below:

- We're very concerned about the intrusive impact of this proposal for a number of reasons.
- The very open nature, in particular the floor to ceiling windows, of the gym building and the pool complex is of significant concern. This seeming overbearing extension will be directly visible from every room at the back of our house including our kitchen, family room, 2 bedrooms and our garden, which creates a privacy issue for both properties.
- At the moment we have a high degree of privacy and the protruding nature of the leisure complex means that we will be directly overlooked and it creates an unacceptable loss of privacy.
- We're very concerned about any further effect on trees and the landscape design, which impacts the local amenity. Further changes will harm the outlook from my home and garden.
- Further development at this site will lead to greater noise and disturbance, both during the building phase and its ongoing use, particularly from the planned plant room.
- Building works have been ongoing for over a year already and this will prolong the nuisance factor, particularly over the summer months when we'll be spending a significant time in our sunny back garden, this development will directly impinge our view and the ability to enjoy our own outdoor space.
- I'm concerned about the potential pressure that a pool will put on existing drainage capacity and infrastructure.
- The drains from the rear of the property run under the boundary line to our garden and driveway. The application does not appear to provide sufficient evidence to demonstrate this increased impact can be adequately managed.
- The scale, height, and proximity of the extension will have a detrimental effect on sunlight and daylight to the back of our house.
- The extension means the footprint of the property creeps ever closer to our boundary with further light pollution.
- While I understand that property value is not typically a planning consideration, the extent of the above issues will detrimentally impact the local amenity and impact the desirability of the neighbouring homes.

- I have no objection to the demolition of the existing outbuildings & annex. However, I object to the erection of the detached leisure building.
- The windows of the proposed leisure building would look directly into my home and garden area. This would result in unacceptable loss of privacy for my family.
- The existing vegetation that currently offers some level of screening will lose its leaves in winter, compounding the overlooking issue for a significant part of the year.
- Due to the topography of the site, the neighbour's land is raised while our property sits lower, the proposed buildings would block natural light to my property, particularly in the afternoon and toward the end of the day. This would have a material harmful impact on the living conditions of my home.
- Should the Council be minded to approve, any permission must include strict conditions ensuring all new buildings remain ancillary to the main dwelling only, with no separate use permitted, and that any harmful impacts to privacy are appropriately mitigated.

Consultation Responses

KC Trees – No objection

Policy

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

The site is UNALLOCATED on the Kirklees Local Plan Proposals Map. It is noted safeguarded land is to the north which is protected for future development. The site is also located and within the Strategic Green Infrastructure Network. The most relevant policies for consideration in this case are:

Kirklees Local Plan Policies

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 21** - Highway Safety and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 30** - Biodiversity & Geodiversity
- **LP 31 -** Strategic Green Infrastructure Network
- **LP 33** - Trees
- **LP 52** - Protection and Improvement of Environmental Quality

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

In this case, the following SPDs are applicable: -

- House Extensions and Alterations SPD (adopted 29th June 2021)
- Highways Design Guide SPD (adopted 4th November 2019)
- Biodiversity Net Gain Technical Advice Note (adopted 29th June 2021)

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated August 2026, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Most specifically in this instance, the below chapters are of most relevance:

- **Chapter 3** - Decision-Making Policies
- **Chapter 4** - Achieving Sustainable Development
- **Chapter 5** - Meeting the Challenge of Climate Change
- **Chapter 14** - Achieving Well-Designed Places
- **Chapter 19** - Conserving and Enhancing the Natural Environment

Assessment

1. Principle of Development

Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in chapter 4 of the National Planning Policy Framework. The objectives of the policies in chapter 4 are to meet development needs through sustainable patterns of development, including by maximising the potential for growth on suitable land within settlements. For proposals within settlements policy S4 sets out development should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

In this case, the principle of development on the application site is considered acceptable, and shall be assessed against other material planning considerations, including visual and residential amenity, as well as highway safety.

2. Impact on Visual Amenity

Kirklees Local Plan Policies LP1, LP2 and LP24 all seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity. Policy LP24 states that proposals should promote good design by ensuring: *"a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape…"*

The NPPF offers guidance relating to design in Chapter 14 (achieving well designed places) whereby Paragraph 1 of NPPF Policy DP3 states: *"Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features."*

Annex Building

The annex building proposed would be single storey in height and would be located north of the dwelling. The structure would have a length approx. 14.5m, an overall depth approx. 6.25m and an overall height approx. 4m due to changes in ground levels. The building would be faced in natural stone for the external walls and would incorporate a hipped roof finished in slate to match the appearance of the original build. The structure would be subservient to some degree given its single storey design and due to its siting would have limited visibility from public vantage points. For these reasons, the proposed development is not considered to have any significant visual impact on the character and appearance of the host property and surrounding area and therefore, would be acceptable in this regard.

Open Car Port

The car port proposed would be single storey in height and would be located south of the dwelling. The structure would have a length of approx. 8.4m, a depth of approx. 5m and an overall height approx. 3.2m. The car port would be timber framed and would incorporate a dual-pitched roof finished in slate. Whilst the structure would be positioned to the front of the host dwelling, it would be subservient in respect of its single storey design and would be concealed to a certain degree by the existing boundary treatment and the layout of the site in relation to public vantage points which would ensure such views of the building would be limited. For these reasons, the proposed development would be

acceptable from a visual amenity perspective and is not considered to have a significant impact upon the street scene.

Leisure Building

The leisure building proposed would be single storey in height and would be located north-east of the dwelling. The building would have an overall length of approx. 25m, an overall depth approx. 7.35m, and overall height approx. 4.2m due to changes in ground levels. The structure would be faced in natural stone for the external walls and would incorporate a hipped roof finished in slate to match the appearance of the original build. Although the leisure building would have a large footprint and scale, it would appear subservient in terms of single storey design and siting to the rear of the host dwelling and would have limited visibility from public vantage points due to its location to the rear of the site. Additionally, with regard to its size, it is considered that the property and its curtilage would support the proposal without it appearing incongruous or amounting to overdevelopment. Therefore, it is considered that the proposed development would respect the character and appearance of the host property and wider street scene.

Summary

It is note that the quantum of development is of a large size, however the context it is sited within – a large property with generously sized grounds is such that the extent of the additional built form can be accommodated by the site such that it does not have a detrimental visual impact and refusal on such grounds could not be substantiated in this case given the single storey design of the additions.

Having taken the above into account, it is concluded the proposed development would not cause any significant harm to the visual amenity of the host dwelling or the wider street scene, complying with Policy LP24 and LP35 of the Kirklees Local, KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 14 of the National Planning Policy Framework.

3. Impact on Residential Amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account Policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of

light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

8 Snelsins Lane

8 Snelsins Lane is a three-storey detached property located to the east and occupies a position on lower ground relative to the application site. The submitted plans confirm that the proposed car port would be positioned in excess of 30m from the rear elevation of no.8. Given that the separation distance retained would be substantial, it is considered that there would be no significant detrimental impact on the neighbour's residential amenity as a result of the proposed development.

The other elements of the scheme, being single storey and sited distance in excess of 20m are considered to be such that they would not significantly impact in terms of overlooking / overshadowing or any undue oppressive impact.

Impact of Fieldhead Grange

Fieldhead Grange is a two-storey detached property located south of the application site. The submitted plans confirm that the proposed car port would occupy a position approximately 3.5m from the side elevation of the neighbouring property. Whilst the structure would project beyond the rear elevation of Fieldhead Grange, it would accord with 45 degree rule in relation to the neighbour's fenestration and would be acceptable in this regard. Furthermore, it is noted that the neighbouring property contains a number of windows within its side elevation, however, these windows are of secondary use or serve non-habitable rooms and the main outlook from this property is taken from the front / rear openings. On this basis, officers consider that there would not cause any additional overlooking, overbearing or overshadowing harm to the residential amenity of the neighbouring occupants, that would be to such a degree that refusal could be substantiated.

The single storey design of the car port coupled with the distance sited from this neighbouring occupier leads to the conclusion it would not have a significant impact and is acceptable in this regard.

The other elements of the scheme, being single storey and sited a greater distance, are considered to be such that they would not significantly impact in terms of overlooking / overshadowing or any undue oppressive impact.

Impact on 10 Snelsins Lane

10 Snelsins Lane is a three-storey detached property located to the east and occupies a position on lower ground relative to the application site. The

submitted plans demonstrate that the proposed leisure building would occupy a position approximately 26.4m from the rear elevation of no.10. Given that the separation distance retained would be sufficient, it is considered that there would be no significant detrimental impact on the neighbour's residential amenity in terms of overlooking, overshadowing or oppressiveness as a result of the proposed development.

The proposed development would see a level of activity associated with the dwelling, at the ground floor level, which would see some movements. However the distances between neighbouring dwellings, the orientation of existing dwellings in relation to the proposal and the single storey design of the proposals are such that it is concluded the impact would not be so significant to neighbouring residential occupiers that refusal on grounds of impact upon residential amenity could be reasonably substantiated by the LPA. Furthermore It is considered that development of land to the north could be reasonably able to be undertaken / compatible with the proposals such that it would not significantly affect the amenity of occupiers of the development the subject of this application.

Having considered the above factors, the development proposed would have an acceptable impact upon the residential amenity of the neighbouring occupants and would not prejudice the ability to develop land to the north in regard to the amenity of occupiers of the proposal and would comply with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles 3, 5, 6 & 7 of the House Extensions and Alterations SPD and the National Planning Policy Framework.

4. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 4 of TR6 of the NPPF states that development proposals should be refused if they would have a severe adverse impact on the transport network or an unacceptable impact on highway safety.

The proposal would introduce annex accommodation to the property, which would include two bedrooms. However, the existing access and internal vehicle turning arrangements are unchanged by these proposals and ample space is retained for off-street parking for in excess of 3 vehicles. Waste storage can be undertaken within the site also. Therefore, the proposed development would be acceptable in terms of highway safety and would accord with Policies LP21 and LP22 of the KLP, Chapter 15 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

5. Other Matters

Carbon Budget

The proposal is a small-scale domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards. There are no other matters relevant to the determination of this application.

Biodiversity

Whilst the site is located in an area identified as being within a 'bat alert' layer on the Council's mapping system, in this instance, the nature of the works is considered unlikely to have a detrimental impact on the bat population. However, a footnote will be added to the decision notice to provide the applicant with advice should bats or bat roosts be found during construction. This would accord with the aims of Policy LP30 of the Kirklees Local Plan, the Council's Biodiversity Net Gain Technical Advice Note, and Chapter 19 of the National Planning Policy Framework.

Trees

Policy LP33 of the Kirklees Local Plan states that the Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity. This Policy goes on to note that proposals should normally retain any valuable or important trees where they make a contribution to public amenity.

KC Trees initially objected to the proposals for this development due to it impacting on T11 (Ash tree). Since then, permission has been granted for a 5 day notice for the tree to be removed due to the presence of a fungus that compromises the trees structural stability. With the 5 day notice there is a requirement for the tree to be replanted, usually in the same place as the felled tree, however, in this instance, it would not be practical to do this and therefore, KC Trees would accept a different location further away from the plans. For these reasons, KC Trees have removed their previous objection.

It is therefore concluded the proposal would be acceptable having regard to trees.

Use of the Annex

A condition will be imposed restricting the annex accommodation from being sold, leased, rented or used as an independent dwelling unit or let out as holiday accommodation in accordance with the aims of Policies LP21, LP22 and LP24

of the Kirklees Local Plan as well as the aims of the National Planning Policy Framework.

The reason for such a condition is the fact the parking, amenity spaces and access to the annexe is through and within the site and given the extent of such shared facilities its use separately to the host property would not be considered a suitable arrangement on the basis of the scheme as proposed in relation to residential amenity / highway safety.

There are no other matters considered relevant to the determination of this application.

6. Representations

Two representations were received following the statutory publicity. The comments made have been put into themes, summarised and addressed below:

- We're very concerned about the intrusive impact of this proposal for a number of reasons.
- The very open nature, in particular the floor to ceiling windows, of the gym building and the pool complex is of significant concern. This seeming overbearing extension will be directly visible from every room at the back of our house including our kitchen, family room, 2 bedrooms and our garden, which creates a privacy issue for both properties.

- At the moment we have a high degree of privacy and the protruding nature of the leisure complex means that we will be directly overlooked and it creates an unacceptable loss of privacy.
  Officer Response: *The proposals potential impact to the neighbouring properties has been assessed within the 'Residential Amenity' section of the report.*

- We're very concerned about any further effect on trees and the landscape design, which impacts the local amenity. Further changes will harm the outlook from my home and garden.
  Officer Response: *The proposals potential impact on the protected trees has been assessed within the 'Other Matters' section of the report. Furthermore, the proposals potential impact to the neighbouring properties has been assessed within the 'Residential Amenity' section of the report.*

- Further development at this site will lead to greater noise and disturbance, both during the building phase and its ongoing use, particularly from the planned plant room.

Officer Response: *Impacts from construction are temporary and would not constitute a material planning consideration. However, an informative detailing construction hours has been added to the decision notice to minimise noise disturbance during the construction period. Furthermore, the proposed development would be of a domestic scale and is not considered to impact the neighbouring occupants with regard to noise given that the annex and leisure buildings would both be positioned a significant separation distance from the neighbouring dwellings.*

- Building works have been ongoing for over a year already and this will prolong the nuisance factor, particularly over the summer months when we'll be spending a significant time in our sunny back garden, this development will directly impinge our view and the ability to enjoy our own outdoor space.
  Officer Response: *In this case the scale of the development is such that it would be unreasonable of the LPA to insist upon a scheme of construction hours, means of noise / dust control measures during the construction phase. However, an informative detailing construction hours has been added to the decision notice to minimise noise disturbance during the construction period.*

- I'm concerned about the potential pressure that a pool will put on existing drainage capacity and infrastructure.

- The drains from the rear of the property run under the boundary line to our garden and driveway. The application does not appear to provide sufficient evidence to demonstrate this increased impact can be adequately managed.

- ***Officer Response:*** *The proposed development is of a domestic scale and is not considered to materially impact on drainage. It is considered that separate legislation relating to building regulations would sufficiently control drainage matters in this case given the scale of the proposal.*

- The scale, height, and proximity of the extension will have a detrimental effect on sunlight and daylight to the back of our house.

- The extension means the footprint of the property creeps ever closer to our boundary with further light pollution.
  Officer Response: *The proposals potential impact to the neighbouring properties has been assessed within the 'Residential Amenity' section of the report. Given that artificial lighting can be undertaken at the site in any event and separate legislation in place to control any installation which is unsympathetic / impacts to a nuisance level it is considered it would be*

unreasonable of the LPA to insist upon submission of a scheme of artificial lighting as part of this application.

- While I understand that property value is not typically a planning consideration, the extent of the above issues will detrimentally impact the local amenity and impact the desirability of the neighbouring homes.
  Officer Response: *Impact upon property values is a matter which can be afforded minimal weight in the consideration of this applicaiton.*

- I have no objection to the demolition of the existing outbuildings & annex. However, I object to the erection of the detached leisure building. The windows of the proposed leisure building would look directly into my home and garden area. This would result in unacceptable loss of privacy for my family.

- The existing vegetation that currently offers some level of screening will lose its leaves in winter, compounding the overlooking issue for a significant part of the year.
  Officer Response: *The proposals potential impact to the neighbouring properties has been assessed within the 'Residential Amenity' section of the report.*

- Due to the topography of the site, the neighbour's land is raised while our property sits lower, the proposed buildings would block natural light to my property, particularly in the afternoon and toward the end of the day. This would have a material harmful impact on the living conditions of my home.
  Officer Response: *The proposals potential impact to the neighbouring properties has been assessed within the 'Residential Amenity' section of the report.*

- Should the Council be minded to approve, any permission must include strict conditions ensuring all new buildings remain ancillary to the main dwelling only, with no separate use permitted, and that any harmful impacts to privacy are appropriately mitigated.
  Officer Response: *A condition has been recommended requiring the annex accommodation to be used solely for purposes ancillary or incidental to the enjoyment of the existing dwellinghouse known as 'Fieldhead, Snelsins Road, Cleckheaton, BD19 3UE'*

7. Conclusion

This application for the erection of a detached leisure building, car port and annex accommodation associated with Fieldhead has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material

considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is considered acceptable.

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: 2026/90702
Officer Recommendation: Approve
Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

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 ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP30, LP33, and LP52 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

3. The annex and leisure building hereby approved shall be constructed from natural stone for the external walls and slate for the roof to match the appearance of the host dwelling. The roof of the car port shall be constructed from slate to match the appearance of the host dwelling. The materials of construction shall thereafter be retained for the lifetime of the development.
Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and policies within Chapter 14 of the National Planning Policy Framework.

4. The residential annex accommodation hereby approved shall be used solely for purposes ancillary or incidental to the enjoyment of the existing

dwellinghouse known as ‘Fieldhead, Snelsins Road, Cleckheaton, BD19 3UE’ within the land outlined in red upon submitted drawing DCC-06-0001 and shall at no time be sold, rented, or severed to be occupied as a separate independent dwelling unit.

Reason: To protect residential amenity and highway safety in accordance with Policies LP21, LP22 and LP24 of the Kirklees Local Plan as well as policies within Chapter 14 and 15 of the National Planning Policy Framework

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.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulations of the Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07.30 and 18.30 hours, Mondays to Fridays
- 08.00 and 13.00hours, Saturdays
- With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule:

Plan Type	Reference	Revision	Date Received
Site Location Plan	DCC-06-0001	-	17/03/2026
Existing Site Plan	DCC-06-0002	-	17/03/2026

Existing Ground Floor Plan	DCC-06-0003	-	17/03/2026
Existing Sections	DCC-06-0006	-	17/03/2026
Proposed Site Plan	DCC-06-0100	-	17/03/2026
Proposed Ground Floor Plan	DCC-06-0200	-	17/03/2026
Proposed Elevations Sheet 01 of 02	DCC-06-0210	-	17/03/2026
Proposed Elevations Sheet 02 of 02	DCC-06-0211	-	17/03/2026
Proposed Sections	DCC-06-0212	-	17/03/2026
Design and Access Statement	-	-	17/03/2026
Arboricultural Impact Assessment	22667d/LW	1	07/08/2026
Arboricultural Supporting Document	22667f/ChC	-	07/08/2026

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 Planning 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. In this case, the design of the original scheme has been found acceptable. However, additional information was received during the course of the application to address comments from KC Trees which was considered acceptable.