



Application Number	
Date Logged	
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KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL  
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## Householder Application for Planning Permission for works or extension to a dwelling Town and Country Planning Act 1990 (as amended)

### Publication of applications on planning authority websites

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

### Site Location

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

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

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

David

Surname

Meagher

Company Name

### Address

Address line 1

Crow Hill Cottage

Address line 2

85B Carrs Road

Address line 3

Marsden

Town/City

Huddersfield

County

Country

United Kingdom

Postcode

HD7 6JJ

Are you an agent acting on behalf of the applicant?

Yes

No

### Applicant Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of Proposed Works

Please describe the proposed works

Proposed Development

Minor alterations and small increase in size to existing open porch to "glass it in". The current door/porch is in direct line of the prevailing weather. This proposal will enable us to enter the main house without the rain following us in and to improve the energy efficiency of our home and allow wet boots/clothes to dry within the porch.

A pre application for householder development was approved and communicated to ourselves on 18.12.25 Kirklees reference 2025/21072

Has the work already been started without consent?

Yes

No

## Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

Open Wooden Frame (Unsure re type of wood at this point probably oak, or alternative hardwood) Slated roof using the same slates as on the rest of the property

**Proposed materials and finishes:**

Low stone base (approximatley 30cm) using the same stone as on the existing property. Oak wooden frame for the porch Double or Triple glazed glass for the "walls" of the porch Use of existing slates for the roof Entrance door (solid) on the side of the porch in the similar style as the existing front door to the property

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

## Draft Design Statement

The proposed development is to construct a new porch to replace the existing structure in the same location and within the current curtilage of the property. The new porch will comprise of an oak wooden framework enclosed with appropriate toughened/insulated glass and a slate roof using the same slates as found on the property. There will be minimal change to the look of the property and existing roof lines

The porch will have internal electric lighting and an electric wall heater to enable boots/shoes/clothes to be dried. Whilst the proposed design is slightly larger than the existing porch is estimated that the addition of the porch will add approximately 2% to the existing floor area of the property (the existing porch is included as part of that calculation). The proposals blend in with the current building and do not interfere with other properties and their views.

### Additional information

- The proposal is to replace the existing wooden porch (which it is not possible to seal in/glass in), with a similar and slightly larger oak wooden framed/glass porch
- It has been increased in size in comparison to the current porch to make access to the main house easier once a door and glass sides have been added and to provide space for coats/boots etc to be dried
- By being constructed in wood and glass it will not alter the overall look of the building compared to, for example, if it had been designed with low stone walls
- Being open in design it will not compromise the existing look of the property
- We believe it will lead to a reduction in heating usage/costs for the property as the porch will provide additional weatherproofing and insulation at the front door
- The development is within the current curtilage
- There is no interference/impact to adjoining properties (the only property overlooking ours is 100m away from the house and the owners of that property are happy for the application to proceed
- Only a very small part of the apex of the porch roof would be seen from the public footpaths at the front of the house (80m away from the porch), and only marginally for approximately from the path running adjacent to the side of the house (70m away from the porch) and then that is when looking through hawthorn bushes and one gate etc.
- Other examples of this type of porch are common in the Marsden and Slaithwaite area
- We feel the proposal is aesthetically pleasing and will not spoil the look and feel of the property and indeed from most viewpoints it will not look noticeably different to the existing porch

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes  
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes  
 No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes  
 No

## Parking

Will the proposed works affect existing car parking arrangements?

- Yes  
 No

## Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)\*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

\*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## Site Visit

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

- Yes  
 No

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

- The agent  
 The applicant  
 Other person

## Pre-application Advice

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

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

2025/21072

Date (must be pre-application submission)

27/10/2025

Details of the pre-application advice received

Please Response letter 2025/21072

Conclusion

In summary, the proposed alterations to enclose the porch appear to be modest in scale and appropriately designed in relation to the host dwelling that respects the character of the existing property and its surroundings. Based on the information provided, the scheme is likely to be supported in principle, as it aligns with green belt policies set out in LP57 and Chapter 13 of the National Planning Policy Framework. Furthermore, the scheme is considered to meet the design expectations set out in Policy LP24 of the Kirklees Local Plan (2019) and the high-quality design objectives of Chapter 12 of the National Planning Policy Framework (NPPF).

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes  
 No

## Ownership Certificates and Agricultural Land Declaration

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

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

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

- Yes  
 No

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

- Yes  
 No

Certificate Of Ownership - Certificate A

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

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

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

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

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

David

Surname

Meagher

Declaration Date

22/03/2026

Declaration made

## Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

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

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

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

I / We agree to the outlined declaration

Signed

David Meagher

Date

22/03/2026