

PLANNING STATEMENT

Proposed variation of conditions

Attached to grant of planning permission 2020/91066

For

Erection of detached dwelling with

Formation of new access

At The Coach House, 18A, Abbey Road

Shepley, Huddersfield, HD8 8EP

1.0 INTRODUCTION

1.1 The application seeks variation of condition approval of revised details in respect of Conditions 2, 5 and 6 attached to planning permission 2020/91066.

2.0 The application comprises the application form and certificates together with Drawing 26-007-04

3.0 PLANNING HISTORY

3.1 On 19 August 2020 the Council granted full planning permission for the erection of the detached dwelling with formation of new access.

3.2 On the 14 July 2021 the Council discharged various conditions attached to the approval 2020/91066 under reference 2020/93915

3.3 On 11 July 2024 the Council issued a Certificate of Lawfulness that a lawful material operation was carried out prior to the expiry of the permission 2020/91066 'The aforementioned development is still extant'.

4.0 THE PROPOSAL

4.1 Given that the certificate of lawfulness confirmed that the development approved under 2020/91066 was begun within 3 years of approval and was therefore extant in 2024, that permission remains extant.

4.2 This application seeks permission to vary conditions attached to that permission relative to the details of the design of the house as follows: -

4.3 CONDITION 2 – variation to the approved plan 3475-602 Revision F – House type plans and elevations as listed in the decision notice.

4.4 CONDITION 5 – which restricts the creation of doors, windows or other openings in the north, east and west facing side elevations other than as approved (as shown on 3475-602 Rev.F).

4.5 CONDITION 6 – which removes certain permitted development rights including for porches.

4.6 In support of this application plan 26-007-04 is submitted. It seeks variations to the approved plan 3475-602 Rev.F as follows: -

- There is no change to the external footprint but the set back of the first floor on the south elevation is removed;
- various minor change to the fenestration and doors are proposed;
- solar panels and roof lights above the staircase half landing are proposed to the west elevation;
- 2 No. high-level cill windows are proposed to the west elevation of the living room.
- No cedar boarding cladding is proposed.
- A very small entrance porch is now proposed.

5.0 ASSESSMENT

5.1 The description of the proposal as set out in the decision notice still applies.

5.2 It is therefore considered appropriate for the revised proposals to be considered as a variation of that approval.

5.3 It is considered that the proposals incorporate modest changes which will have no adverse impact on the visual amenity of the area or any adverse impact on neighbours.

5.4 Specifically, the 2 No. windows proposed to the living room's western elevation will not only be high level but will also be screened from the property Plot 10 immediately to the west by the high-level fencing approved under the Discharge of Conditions approval 2020/93915.

6.0 TECHNICAL COMMENT

6.1 Clearly it is appropriate for these revised proposals to be considered as a variation to the approved details under Conditions 2 and 5.

6.2 I do not consider that the proposals need to be considered as a variation of Condition 6 which relates to permitted development rights which are available only once the development is substantially complete and not at this early stage.

6.3 However, in case the Council's view is that variation of Condition 6 is needed then it is included as part of this application.

7.0 CONCLUSION

7.1 It is considered that no issues arise with the amended proposals that would justify any objection. As such it is considered entirely appropriate for the Council to grant permission.

Malcolm Sizer

Malcolm Sizer Planning Ltd.

March 2026

