

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 96A

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
NON-MATERIAL AMENDMENTS**

Reference No: **2026/NM/91074/E**

Site Address: Land Adj, 52, Ingham Road, Thornhill Leeds,
Dewsbury, WF12 0AQ

Description: Non material amendment to previous permission
2023/92812 for erection of one detached dwelling

Recommending Officer: Emma Thompson

DECISION – NON MATERIAL AMENDMENT APPROVED

**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: 03-Jun-2026

Application: 2026/91074

Site Address: Land Adj, 52, Ingham Road, Thornhill Leeds, Dewsbury, WF12 0AQ

Proposal: Non material amendment to previous permission 2023/2812a for the erection of detached dwelling.

Overview: The applicant seeks a non-material amendment to amend the external materials of the approved building. The original plans showed render to the side elevations and this application seeks to amend the scheme replacing the render with brick to match the rear elevation. Plans titled 'Section & Elevations As Proposed drawing reference 24-042-SK11' have been received showing the alteration.

The application will be assessed having regard to S96A of the Town & Country Planning Act 1990: "In deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted" and the Council's Protocol for dealing with non-material amendments. The four key tests in the Protocol are:

1. Is the change inconsequential in terms of its scale in relation to the original approval? The approved development is for a detached dwelling and the alterations, now proposed, would be inconsequential in terms of scale relative to the approved details.

2. Would the change result in a detrimental impact either visually or in terms of living conditions? No, the use of brick to the sides would be in keeping with the character of the area.

3. Would the interests of a third party who participated or were informed of the original decision be disadvantaged in any way? No, the materials proposed are in keeping with the area.

4. Would the amendment be contrary to any policy of the Council? No, the amendments would not be contrary to any policy of the Council.

Furthermore, it is noted that:

- *The proposed change would have been likely to have been approved had it formed part of the original application.*
- *The proposed change does not contravene any condition attached to the original permission.*
- *The proposed change does not require a further restriction to make it acceptable.*

• There are no other applications on this site to be taken into account as part of this assessment. In summary the amendment is considered acceptable.

Conclusion

On the basis of the above, the proposed amendment is acceptable under the non-material amendment procedure and as such, is recommended for approval.

Report dated: 2nd June 2026