

Appeal 6012527

Questionnaire

Appeal type	Householder
Appeal procedure	Written
Appeal site	1 Charnwood Bank, White Lee, Batley, WF17 8PY
Agent contact details	

Local planning authority	Kirklees
Application number	2026/62/91139/E

Constraints, designations and other issues

Is a householder appeal the correct type of appeal?	Yes
Affects a listed building	No
Conservation area	No
Green belt	No
Total site area	301 m ²

Notifying relevant parties

List of neighbours' addresses that you notified about the application	charnwood neighbours notified.pdf - awaiting review
Type of Notification	A site notice
Site notice	1 charnwood sn.docx - awaiting review
Appeal notification letter and the list of people that you notified	Publicity was undertaken by site notice (2).pdf - awaiting review

Consultation responses and representations

Representations from other parties	No
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Planning officer's report and supplementary documents

Planning officer's report	charnwood report.PDF - awaiting review
Plans, drawings and list of plans	2026-91139_+Proposed+Elevations_1136572.PDF - awaiting review 2026-91139_+Grouped+Plans+and+Elevations_1136725.PDF - awaiting review Climate change statement.PDF - awaiting review 2026-91139_+Proposed+Site+Secti ons_1136571.PDF - awaiting review 2026-91139_+Grouped+Plans+and+Elevations_1136570.PDF - awaiting review 2026-91139_+Grouped+Plans+and+Elevations_1136569.PDF - awaiting review
Policies from statutory development plan	House Extensions and Alterations SPD.pdf - awaiting review LP Policies .pdf - awaiting review House Extensions and Alterations SPD Note.pdf - awaiting review KLP cover sheet and introduction.pdf - awaiting review
Emerging plan	No
Supplementary planning documents	Yes
Uploaded supplementary planning documents	House Extensions and Alterations SPD.pdf - awaiting review House Extensions and

Site access

Will the inspector need access to the appellant's land or property?

No

Will the inspector need to enter a neighbour's land or property?

No

Potential safety risks

No

Appeal process

Appeals near the site

No

Are there any proposed conditions?

Yes
Prior to works commencing on site, the boundary treatment will be reduced in height to 1m and retained as such for the lifetime of the development.
Reason: In the interests of visual amenity and highway safety and to accord with the policy LP21 and LP24 of the Kirklees Local Plan and policies within Chapter 12 of the National Planning Policy Framework.

Notwithstanding the submitted details, development above slab/foundation level shall not commence until details of all external materials including walls, roofs, doors, windows, surfacing, rainwater goods and colour finishes to be used have been submitted to and approved in writing by the Local Planning Authority. No materials other than those approved in accordance with this condition shall be used which shall thereafter be retained and maintained for the lifetime of the development. The development shall not be

brought into use until the approved scheme has been completed. No materials other than those approved in accordance with this condition shall be used which shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of visual amenity to accord with Policy LP 24 of the Kirklees Local Plan and policies contained within Chapter 12 of the National Planning Policy Framework

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution
