

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Trees
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Application No.	2026/91151
Proposed Development:	Partial demolition of existing dwelling and erection of extensions and alterations, application of render, installation of package treatment plant and associated works
Location:	Fourways, Wolfstones Road, Upperthong, Holmfirth, HD9 3UU
OS Map Reference	SE
Applicant/Agent:	Hill Rise Architecture Ltd
Class:	Other Developments
Site Area (sq. m):	9584.0

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **03-Jun-2026**.

If you would like to contact the Case Officer: Joshua Merriman for any reason then please do so on: Tel. 01484 221000 .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2026/91151>

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **03-Jun-2026** then the application may be decided without the benefit of your views.

Dated: 13-May-2026

Mathias Franklin
 Head of Planning and Development

**Consultation Response from KC,
Trees**

2026/91151 Fourways, Wolfstones Road, Upperthong, Holmfirth, HD9 3UU

Partial demolition of existing dwelling and erection of extensions and alterations, application of render, installation of package treatment plant and associated works

Date Responded: 14/05/2026

Responding Officer: JD

Responding Ref:

There are no protected trees on this site but a substantial number of trees which may warrant protection.

The proposed development looks achievable with the retention of all existing trees due to it being located on the existing footprint/hardstanding with a slight ingress towards the small woodland to the west.

Care should be taken to keep foundations outside of the neighbouring woods Root Protection Area with minimal root pruning being acceptable to roots under 25mm in diameter if they are encountered.

There would be no objection from KC trees with no need for additional Arboricultural information.