

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) Section 191/192

DELEGATED DECISION FOR APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT

Reference no.: 2026/CL/91471/W

Site: 105, Slaithwaite Road, Meltham, Holmfirth, HD9
5PW

Description: Alterations to convert section of garage to utility

Case Officer: Laura Yeadon

Decision Reference: PROPOSED OPERATIONS/USE GRANT

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.

Kirsty Nicholls

AUTHORISED OFFICER

Date 24-Jul-2026

Officer Report

[Weblink](#)

Site Description

105 Slaithwaite Road is a semi-detached property located on land which is without notation on the Kirklees Local Plan. The property is constructed from stone and has a concrete tiled roof. The property hosts garden areas to the front and rear and there is a driveway to the side which leads to an attached single storey garage which appears to be an original feature of the dwellinghouse.

Description of Proposal

Permission is sought for a Certificate of Lawful Development for alterations to convert a section of the garage to utility room.

Officer Note

As part of a Certificate of Lawful Development, the onus is on the applicant to provide evidence which states why the proposal fits with the permitted development legislation. In this case, the applicant has stated on the application form that the proposal is for the*'conversion of part of a garage is understood to be permitted development. The exterior will remain unaltered with the garage door remaining.'*

History of negotiations/amendments received

No negotiations have taken place and no amended plans received.

Relevant Planning History

None

Consultation Responses

None required

Issues and Assessment

The main considerations in the determination of this application are:

1. Whether the proposed development would constitute development as defined within section 55 of the Town and Country Planning Act 1990; Section 55(2) provides:

'The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land –

(a) the carrying out for the maintenance, improvement or other alteration of any building of works which –

- (i) affect only the interior of the building. or*
- (ii) do not materially affect the external appearance of the building*

and are not works for making good war damage or works begun after 5th December 1968 for the alteration of a building by providing additional space in it underground;’

The proposed works involve the creation of a utility room by construction of a partition wall internally to subdivide the existing garage provision. The details submitted state that the garage door would be retained and therefore there would be no alterations that would affect the external appearance of the building.

Consequently, the proposed alteration of the building would only affect the interior of the building and is therefore not development as defined by Section 55 of the Town and Country Planning Act 1990. As the works are not considered to constitute development, there is no requirement within the Act to obtain any planning permission and thus the proposed alteration is considered lawful.

Conclusion:

The proposed alteration to convert a section of garage to utility room as shown on the plans listed below is not considered to constitute development as defined by section 55 of the Town and Country Planning Act 1990 by reason of the proposed alteration affecting only the interior of the building and not affecting the external appearance of the building and by virtue of Section 55(2)(a).

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan			29 th May 2026
Existing Elevations and Floor Plan	2493 – 01		29 th May 2026
Proposed Elevations and floor plan	2493 – 02		29 th May 2026
Application Form	PP-14971528		29 th May 2026

Dated: 20th July 2026

