



Application Number	
Date Logged	
Receipt No	Fee Received
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KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Householder Application for Planning Permission for works or extension to a dwelling Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Jason

Surname

Hunter

Company Name

Address

Address line 1

3 Park Gate Court

Address line 2

Scissett

Address line 3

Town/City

Huddersfield

County

West Yorkshire

Country

GB

Postcode

HD8 9UZ

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Erection of an single storey garden building/ outbuilding to the side/ rear of the property, to be used for our recreational use i.e home gym and home bar- relaxing area for our family. It will have a sliding patio door on one edge (The front elevation of the building) overlooking our garden only. This does not look over our neighbours' property and is at a lower level than theirs. It will have an entry door on the long elevation facing only the side of our house and no neighbouring properties. The single storey building measures 7.00 metres by 5.00 metres and 2.40 metres high. It is a light steel frame construction, with an insulated roof, floor and walls. The external walls will be clad in Millboard Board and Batten- authentic and natural wood looking in Oak. The building will be on environmentally friendly ground spikes rather than a concrete pad to reduce emissions. Any lighting will be LED and we may want to have solar panels in the roof.
The finish will be subtle and in keeping with the natural woodland located to the rear of our property.

Has the work already been started without consent?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

New outside building in garden so no existing materials.

Proposed materials and finishes:

Millboard Composite Cladding Board & Batten+ in Golden Oak or Aged Oak The building frame is a light steel construction by U-Roof of Brighthouse

Type:

Roof

Existing materials and finishes:

New garden building so no existing materials

Proposed materials and finishes:

I understand exterior plywood roof with EPDM Rubberised coating. The roof will have a shallow pitch to allow water to run off.

Type:

Windows

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

Black Alluminium bifold door.

Type:

Doors

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

Black aluminium door.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

b90g/uk/1404804/1881498

Tree positions are: T1 T2 T3 T4

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

b90g/uk/1404804/1881498

T2 T4

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

This enquiry relates to the erection of an outbuilding to the side/rear of the property. The enquiry has been submitted with an application form, location plan, proposed site plan, proposed elevations, proposed floor and roof plan, 3D plan and photograph.

Based upon the plans submitted, this enquiry does not include any works to the property itself with the proposal solely relating to a steel framed garden building to be used for recreational purposes for accommodation ancillary to the main function of the dwellinghouse. The details indicate that the building would be finished in cladding which would be authentic natural wood looking Millboard in oak.

3 Park Gate Court is a modern detached dwelling located within an area formerly allocated as a housing site (now developed) and defined within the Strategic Green Infrastructure Network. The property is constructed from stone with a tiled roof. The property sits at an oblique angle to the highway and has a lawned garden to the front with further amenity space to the rear. A double width driveway leads to a detached double garage which is located within the curtilage of the property.

The details contained within your enquiry indicate that in terms of the above criteria

1. The garden room would be subservient in term of footprint and scale to the main property taking into account the property itself and the existing detached garage;
2. The garden room would be set back behind the building line of the original buildings on what appears to be a lower ground level than the main garden area (based upon the submitted photograph) so that it would be barely visible from the street scene;
3. The siting of the garden room would preserve a reasonable amount of private amenity space for the occupiers of the main house with no more than 50% of the garden space lost.

Therefore in response, considering that the garden room would be single storey in height, and that it would be set in a inobtrusive location, on a lower land level than the main garden areas, the proposal would result in a scheme with little impact on the overall design ethos of the host property and its surrounding.

The property is set within a modest amenity space and would be screened from public vantage points within the street scene and would have an oak clad finish which would not be visibly intrusive based upon the existing boundary treatment and woodland beyond.

For the purposes of this enquiry, a desk top assessment has been made. It appears from the information submitted that the structure would be 7 metres in length, 5 metres in width and 2.4 metres in height. Given the location of the building as shown on the site plan and the separation distance between the building and neighbouring properties, it is unlikely that the single storey structure would cause significant harm from overshadowing or by being overbearing to neighbouring properties or garden areas

Cut from Laura Yeadon Kirkless Planning Pre Application advice reply.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Jason

Surname

Hunter

Declaration Date

17/05/2026

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Jason Hunter

Date

01/06/2026