

Supporting statement for variation of condition on planning application 2020/93954 for 42 No dwellings at Lingards Road, Slaithwaite.

Introduction

This statement has been produced to accompany an application which seeks approval for a small adjustment on the above site.

The site is allocated for housing (H125) in the Local Development Framework and planning consent was originally granted for 42 No dwellings in October 2023.

2 No variation of condition 2 applications have subsequently been submitted and approved and are as follows:

2024/91236

Variation of condition 2 (plans) of previous permission 2020/93954 for erection of 42 dwellings and associated works.

This was to make changes to plot numbers 23,34 and 35.

The application was approved in March 2026.

2024/93575

Variation of condition 2 (plans) of previous permission 2020/93954 for erection of 42 dwellings and associated works.

This was to seek approval for the installation of solar panels which were not included on the original application.

The application was approved in April 2026.

The proposal is to replace a large, split level detached dwelling with integral waterproofed retaining wall (plot 27) with a pair of semi detached dwellings which will be true 3 storey and the retaining structure will be to the rear of the garden and so will not be required to be waterproofed.

To enable this to happen some Public Open Space land has been relocated from roadside to the rear of said plots.

The amended dwellings and site plan are illustrated on SB Homes drawing Sk HT 04 and HHA drawing E19/7567/001- 04.

The proposed amendment will sit comfortably within the overall street scene and character of the approved development. The replacement of the single detached dwelling with a pair of semi-detached dwellings reflects the established built form elsewhere across the site, where semi-detached properties form a key part of the street frontage and create a consistent rhythm of development along this section of the scheme. In this respect, the amended house type is considered to integrate more naturally with the surrounding plots than the previously approved detached dwelling.

The revised arrangement also provides a more efficient use of the plot while responding positively to current market demand for this type of housing. By repositioning the dwellings slightly forward within the plot, improved private rear garden areas are achieved for both properties, creating a better residential environment for future occupants. The relocation of the Public Open Space to the rear of the plots supports this revised layout without reducing the overall provision of open space across the development.

Design, scale and appearance.

The pair of dwellings have an overall footprint of approximately 11.6 x 11.6m which includes the single storey lean to outrigger to the rear.

The front elevation mirrors that of plots 30 and 31 with a catslide roof and inset terrace.

Materials will be the same as the remainder of the site which are a blue slate roof with inset solar panels and natural coursed stone walls and natural sawn stone window and door surrounds.

Planning policy considerations

Affordable housing

There is currently a live application for part of the allocated housing site for 3 No dwellings on the footprint of existing garages off Lingards Road (application No 2025/92267).

It is proposed that 1 No of these dwelling be offered as an affordable home and acknowledge that the Section 106 will need to be updated accordingly.

Public Open Space

As previously mentioned, the POS will be adjusted and the Section 106 agreement will be updated to incorporate the proposed amendments.

Education contributions

Kirklees may wish to review this element.

Sustainable travel contributions

Kirklees may wish to review this element.

Ecology contributions

The proposed amendments will not have any impact on the matrix submitted with the original application.

Management and maintenance

The previously agreed arrangements will remain unchanged, other than the footprint of the POS.

Air quality

This will remain unchanged.

Contamination

The new proposals will not impact on this.

Crime mitigation

The new proposals will not impact on this.

Ecology

The proposed amendments will not have any impact on the matrix and assessments submitted with the original application.

Strategic green infrastructure

The new proposals will not impact on this.

Highways

Each dwelling will have 2 No spaces to the side of the property.

The proposals will have no impact on the main road design, other than adjustments to drop kerbs.

Drainage

There will be little or no impact on the overall surface water run off.

Landscaping

The landscaping masterplan for the site will be adjusted in due course.

May 2026.