
From: Katie Chew
Sent: 31 July 2026 08:28
To:
Cc: Julia Steadman <Julia.Steadman@kirklees.gov.uk>; Nick Hirst <Nick.Hirst@kirklees.gov.uk>
Subject: FW: 2026/91657 – new evidence concerning May 2025 SK15 design and foundation setting-out

Good morning

Thank you for your email.

Please see my comments below in red.

Kind regards
Katie

From:
Sent: 25 July 2026 19:16
To: DC Admin <DC.Admin@kirklees.gov.uk>
Cc: Julia Steadman <Julia.Steadman@kirklees.gov.uk>; Mathias Franklin <Mathias.Franklin@kirklees.gov.uk>
Subject: 2026/91657 – new evidence concerning May 2025 SK15 design and foundation setting-out

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

Please treat this email and its attachments as:

1. a supplementary representation on application 2026/91657; and
2. further evidence relevant to the continuing enforcement investigation concerning Plot 23.

Please publish the representation and supporting evidence on the planning portal and ensure that it is considered before application 2026/91657 is determined.

Newly identified evidence

The drawing submitted under application 2026/91657 as SK15 “Option 1”, drawing number 2019 572 SK15, has an original title-block date of May 2025. Its revision history records:

- Rev A, dated 24 September 2025: “Minor amendments, dimensions added”; and
- Rev B, dated 3 June 2026: “Updated for planning submission”.

The title block does not, by itself, prove that every feature shown on Rev B appeared identically in the original May 2025 issue. It does, however, establish that a coordinated SK15 Option 1 design originated before construction of Plot 23 commenced.

The dated construction evidence must now be considered alongside that drawing:

- The earliest foundation works commenced at the western garage end and construction then progressed eastwards.
- A photograph dated 30 June 2025 appears to show the distinctive curved footing subsequently occupied by the retaining wall forming the eastern boundary of the lowest-level “Store”.
- Photographs dated 30 July and 8 August 2025 show the house, garage and principal retaining-wall geometry being set out and embodied in permanent foundation and reinforced-concrete works.
- A photograph dated 15 August 2025 shows the slight structural step where the house and garage meet, together with the extended western area corresponding with the double-garage and enlarged kitchen width.
- On 21 August 2025, Katie Chew reported that the additional foundations in “Area A” had been constructed to enable a later application for a double garage. It was therefore not merely a foundation that happened to be capable of supporting a wider garage: the recorded purpose of the works was to facilitate that later proposal.
- During a recorded exchange on the same date, the principal contractor, _____ stated: “Our job is, we’ve got the plans to build to the plans.” The exchange concerned the plans used to set out and excavate the foundations.

Mr B _____’s statement does not identify the drawing number. It does, however, establish that plans existed and were being used to deliver the foundation works. SK15 Option 1, originating in May 2025 and corresponding with significant parts of the resulting structure, is presently the strongest identified candidate for those plans. That must now be investigated rather than assumed either way.

Connection with the defective 2024/91236 consultation

This evidence cannot reasonably be separated from what occurred during the consultation on application 2024/91236.

Both the original double-garage plans and the replacement single-garage plans were presented on the planning portal as live documents. The resulting confusion was raised directly with the Council and was demonstrated in practice by a councillor understanding that the application still included a double garage. Despite acknowledging confusion, the Council did not clearly identify the controlling drawings by number and revision, mark the original drawings as superseded, or recommence consultation.

It has now emerged that a third coordinated design—SK15 Option 1—already existed while that consultation was taking place. At the same time, permanent works appear to have been establishing the double-garage width, enlarged kitchen footprint, retaining-wall positions and curved lowest-level structure later presented through application 2026/91657.

Council correspondence also records the developer's position that it wished to deal with "one application at a time".

I do not presently assert that Kirklees held or had seen SK15 in May 2025. The significance is that officers:

- knew contradictory original and replacement drawings had caused consultation confusion;
- knew unexplained additional foundations were being constructed for a later double garage;
- knew the construction included works not shown by the stated single-garage proposal; and
- were expressly alerted that other plans appeared to be guiding the construction.

Nevertheless, application 2024/91236 was subsequently approved without any identified reconciliation between the approved Rev K scheme, the plans used for the foundation setting-out and the development being constructed.

Earlier information request

My information request 41157, submitted on 17 October 2025, specifically asked for recorded information concerning plans matching the built form and records showing whether the relevant officers had seen such plans.

The Council responded that it held only the plans submitted under application 2024/91236, and the internal review stated that no further information was held.

The later discovery of SK15 does not prove that Kirklees held it when request 41157 was made. However, it substantially vindicates the concern underlying that request: another coordinated design existed, and the permanent construction appeared to be following plans that had not been identified among the publicly stated planning documents.

Action now required

Application 2026/91657 should not be determined until Kirklees has established:

1. what appeared on the original May 2025 issue of SK15;
2. precisely what was changed under Rev A and Rev B;
3. which plans were supplied to D B , the groundworker, structural engineer and setting-out surveyor;
4. which drawing, coordinates, benchmarks and levels were used to excavate and set out the foundations, garage, dwelling and retaining walls;
5. whether the wider garage/kitchen footprint and curved lowest-level structure were constructed from SK15 or a related construction drawing;
6. whether the larger western footprint determined the eastward setting-out of the rest of the dwelling and the reduced relationship with Plot 34;
7. how the resulting built footprint, siting and levels compare with the approved Rev K scheme; and
8. whether the developer was constructing towards one integrated larger design while presenting its constituent parts to the Council "one application at a time".

This requires the original electronic May 2025 issue, subsequent revisions, drawing-transmittal records, construction drawings, structural drawings, setting-out data and an accurate as-built survey.

The Council must also consider whether the sequence engages the national planning policy concerning intentional unauthorised development. It must not allow the physical works already undertaken to replace the approved single-garage scheme as the planning baseline.

Please confirm:

- that this representation and its attachments have been placed on the planning file; **This representation has been sent to DC Admin and therefore will be processed like any representation and added to our planning files.**
- that they have been referred to the enforcement investigation; **I can confirm that I have forwarded the representation to the planning enforcement team.**
- that application 2026/91657 will not be determined before the provenance and implementation of SK15 have been investigated; **Officers will be assessing application 2026/91657 based on the submitted plans which include SK15 Rev B. It is not necessary for developers to provide the LPA with outdated plans if there is a newer version (Rev B) that provides the scheme as they intend it.**
- how the conclusions reached will be recorded in the officer's assessment. **As outlined above, the officer report will undertake an assessment on drawing No. SK15 Rev B as submitted, not on any earlier revisions to the scheme.**

Please do not publish my personal details.

Yours sincerely,







Rev B 03/06/2026 Updated for planning submission.

Rev A 24/09/2025 Minor amendments, dimensions added.

Project : Housing at Lingards Road, Slaithwaite.	
Client : SB Homes.	
Drawing : Plot 23 - OPTION 1.	
Scale : 1:100.	Date : May 2025
Dwg No : 2019 572 Sk 15	Rev : B

[GR] I've got an issue with where that's being built because of the impact it has

[DB] I can't just stop work because you say, oh, that's the wrong place.

[GR] And I'm not asking you to, because I know that's not your place.

[DB] Our job is, we've got the plans to build to the plans.

[GR] And I understand that and accept that.

[GR] I don't think you're just going rogue and doing your own thing.

[GR] I'm not claiming that, I don't believe that.