

Supporting Statement

Application for Non-Material Amendment

24 Woodroyd, Golcar, Huddersfield, HD7 4PG

Planning Permission Ref: 2025/62/90705/W

This supporting statement has been prepared in support of an application for a non-material amendment to planning permission reference **2025/62/90705/W**, granted by Kirklees Council on **20 May 2025**.

The approved development is described as:

“Demolition of existing garage and erection of two storey side and single storey rear extensions and associated works.”

The approved plans listed on the decision notice include drawing **2501-0202 P06 – General Arrangement as Proposed Floor Plans and Elevations**. The current application seeks approval for minor amendments to the approved scheme through the substitution of the approved drawing with the revised proposed drawing **2609-0202 P03**

Proposed Amendments

The amendments sought are minor in nature and relate principally to fenestration, internal layout and a limited alteration to the extent of demolition of the existing garage structure.

The proposed amendments comprise:

1. **Internal layout alterations**, including amendments to room layouts, partitions, cupboards and associated internal arrangements.
2. **Minor fenestration amendments**, including:
 - Replacement of the approved feature gable window with a more conventional window arrangement;
 - Amendments to the configuration and size of selected window and door openings;
 - Replacement of the approved bi-fold doors with double doors;
 - Removal/blocking up of an existing window opening.
3. **Rooflight amendment**, including the introduction/amendment of a rooflight to serve the revised internal arrangement.
4. **Existing garage partially demolished**, with approximately **2.2m** of the existing garage structure removed. A limited section of existing wall/structure and the existing door are to be retained and made good.
5. **Associated minor drawing updates**, reflecting the above amendments and minor design development following detailed review by the new dwelling owner.

Reason for the Amendments

The amendments are sought to reflect the new owner's preferred internal arrangement and detailed design requirements prior to construction.

The changes are intended to rationalise the internal layout, simplify the external fenestration, and retain a limited section of the existing garage wall/structure where practical. The retained garage element is limited in extent and does not materially alter the approved form, scale or appearance of the development.

Assessment of Non-Material Nature

The proposed amendments are considered to be non-material when assessed against the approved planning permission.

The revised scheme does **not** alter the approved two-storey side extension or single-storey rear extension in any material respect. In particular, there is no material change to:

- the approved extension footprint;
- the approved height;
- the approved roof form;
- the approved massing;
- the relationship to neighbouring properties;
- the approved external materials;
- the overall character and appearance of the development.

The fenestration amendments are modest and remain consistent with the domestic character of the existing dwelling and approved extension. The replacement of the approved feature gable window with a more conventional window arrangement is considered to reduce the visual prominence of the rear/side elevation and does not result in any additional overlooking or loss of privacy.

The internal layout changes do not give rise to any planning implications and have no external impact other than the minor window and door amendments shown on the revised drawing.

The limited retention of part of the existing garage wall/structure and door is also considered minor. The garage is still substantially altered/removed as part of the wider approved development, and the retained element does not result in a materially different form of development from that previously approved. The retained section is limited to the existing built fabric and does not introduce additional massing, height, scale or built form beyond that which already exists on site.

The amendments would not result in any adverse impact on neighbouring amenity, highway safety, public rights of way, drainage, ecology, visual amenity or the character of the surrounding area.

Planning Balance

The approved development remains fundamentally unchanged. The proposed amendments are minor, proportionate and do not materially alter the planning considerations assessed under the original householder application.

The proposal remains in accordance with the relevant policies of the Kirklees Local Plan, the adopted House Extensions and Alterations Supplementary Planning Document, and the National Planning Policy Framework insofar as they relate to design, residential amenity and character.

Conclusion

For the reasons set out above, the proposed amendments are considered to be non-material and acceptable under this application.

The Local Planning Authority is therefore respectfully requested to approve the non-material amendment and accept the substitution of the approved drawing with the revised proposed drawing.