

Address:

About the application

Application number: 2026/92032	
What is the application for?:	Non material amendment to previous permission 2024/92647 for erection of detache
Address of the site or building:	Land at, Occupation Lane, Off Birkby Road, Huddersfield, HD2 2ES
Postcode:	HD3 4EY

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
Confidentiality request: I respectfully request that neither my name nor my postal address is published on the Council's website. My personal details are provided solely for the purpose of validating this representation, and I respectfully request that this objection is considered in full. FORMAL OBJECTION – Application 2026/NMA/92032/W Land at Occupation Lane, off Birkby Road, Huddersfield, HD2 2ES Dear Case Officer, I wish to formally object to Application 2026/NMA/92032/W, submitted as a Non-Material Amendment to planning permission 2024/62/92647/W. 1. The proposed amendments are not non-material The application proposes to reposition the approved dwelling, relocate and enlarge the approved garage (from approximately 6.5m x 6.5m to 6.5m x 8.5m), and make consequential changes to the approved site layout. These are substantive changes to the approved development that alter the siting, scale and relationship of the buildings to neighbouring properties. As such, they are capable of affecting residential amenity and cannot reasonably be regarded as a non-material amendment under Section 96A of the Town and Country Planning Act 1990. No dimensioned comparison has been provided to show how far the dwelling and garage have been repositioned, making it impossible for the Council and neighbouring residents to properly assess the impact of the proposed changes. I therefore respectfully request that the application is determined through the appropriate planning application process rather than as a Non-Material Amendment. 2. Boundary treatment has also changed The approved scheme showed a combination of stone walling and timber fencing/trellis along the boundary, retaining some openness. The amended plans appear to replace much of this with solid stone walling immediately next to neighbouring gardens – a more visually dominant, enclosing structure than previously approved. 3. The safeguards relied upon for the original approval can no longer be confirmed The approved scheme was considered acceptable only because of its specific layout and mitigation measures, including separation distances, obscure glazing, and the boundary treatment referred to above.	

boundary treatment referred to above.

As the dwelling and garage are now repositioned and enlarged, it cannot be confirmed whether these specific safeguards – particularly separation distances and privacy mitigation – remain as originally approved. This should be reassessed against the amended plans rather than relying on conclusions reached for the original permission.

4. Insufficient supporting information

The application does not provide sufficient information for neighbouring residents or the Council to properly assess the proposed amendments. No cross-sections or levels information has been provided to demonstrate whether finished ground levels, finished floor levels or retaining structures have changed from those previously approved.

Without this information, the effect of the amended proposal on neighbouring residential amenity cannot be properly assessed.

I respectfully request that the Council:

determines that the proposed changes cannot be dealt with as a Non-Material Amendment under Section 96A, and requires a fresh planning application allowing full assessment and neighbour consultation;

confirms the revised separation distances to neighbouring properties and that all existing planning conditions continue to apply;

requires levels drawings and cross-sections showing existing and proposed ground and finished floor levels; and

requires a drainage/services plan showing the location of any pipework close to the shared boundary.

I respectfully request that this representation is taken into full account before any decision is made. I would be grateful if you could acknowledge receipt of this objection.

Yours faithfully,