



RE DEMOLITION OF EXISTING DWELLING AND ERECTION OF BUILDING FOR HOLIDAY ACCOMMODATION

At: WHINNEY DENE, WEST FIELD LANE, WOOLDALE, HOLMFIRTH, HD9 1RD

This application is a resubmission of the previously approved proposal ref No 2026/62/90341/W, with the principal amendment being the repositioning of the proposed dwelling approximately 1 metre further away from the existing boundary wall and to remove the BNG requirements due to the new rules that came in on August 6th 2026.

The proposed development is exempt from mandatory Biodiversity Net Gain (BNG) requirements under the Environment Act 2021. The application qualifies for the 0.2-hectare small-site exemption, which came into effect on 6 August 2026. The total site area within the red-line boundary is 0.11 hectares, falling strictly below the 0.2-hectare statutory threshold. Furthermore, no onsite priority habitats will be lost or negatively impacted by the development.

As part of this resubmission, additional information is also being submitted in response to conditions attached to the previous application. This includes full details of the proposed external materials and the proposed bin storage arrangements. The intention is for these matters to be considered and approved as part of the current application, thereby avoiding the need for corresponding pre-commencement conditions to be imposed on any new planning permission.

Regards

Neil Bowen

Neil Bowen Architects LTD
01924 380873

