Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Kirklees https://www.kirklees.gov.uk/beta/planning-and-development.aspx

Publication of applications on planning authority website

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions. If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Address Line 1

9 Wakefield Crescent

Address Line 2

Earlsheaton

Address Line 3

-

Town/City

Dewsbury

County

Kirklees

Postcode

WF12 8AL

Description of site location must be completed if postcode is not known:

Easting (x)

425795

Northing (y)

421666

Description of site location

-

Applicant Details

Name/Company

Title

-

First Name

Zakia

Surname

Khan

Company Name

Care Angels Batley Ltd

Address

Address Line 1

Barfield House

Address Line 2

12 Cross Bank Road, Carlinghow

Address Line 3

-

Town/City

Batley

County

Kirklees

Country

United Kingdom

Postcode

WF17 8PJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

Agent Details

Name/Company

Title

-

First Name

Awais

Surname

Ayub

Company Name

Novl Studio

Address

Address Line 1

80 Cornmill Lane

Address Line 2

-

Address Line 3

-

Town/City

Liversedge

County

West Yorkshire

Country

United Kingdom

Postcode

WF15 7ED

Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

Description of Proposed Works

Please describe the proposed works

Change of use from dwelling to children's care home including associated internal and external alterations and single storey side extension.

Has the work already been started without consent?

- ◯ Yes
- ⊘ No

Site Information

Site Area

216.35 sq. metres

Existing Use

Current Use of Site

Dwelling.

Is the Site Currently Vacant?

- ◯ Yes
- ⊘ No

Is the Land Known to Be Contaminated?

- ◯ Yes
- ⊘ No

Is the Land Suspected to Be Contaminated?

- ◯ Yes
- ⊘ No

Is the Proposed Use Vulnerable to Contamination?

- ◯ Yes
- ⊘ No

Materials

Does the proposed development require any materials to be used externally?

- ⊘ Yes
- ◯ No

Type

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type	Walls
Existing materials and finishes	Facing Red Brickwork
Proposed materials and finishes	Facing Red Brickwork to match existing

Type	Roof
Existing materials and finishes	Terracotta roof tiles
Proposed materials and finishes	Terracotta roof tiles to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Refer to the drawings listed on the application covering letter.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- [ ] Yes
- [x] No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [ ] Yes
- [x] No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- ◯ Yes
- ⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ◯ Yes
- ⊘ No

Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ◯ Yes
- ⊘ No

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ◯ Yes
- ⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ◯ Yes
- ⊘ No

Will the proposal increase the flood risk elsewhere?

- ◯ Yes
- ⊘ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☑ Main sewer
- ☐ Pond/lake

Biodiversity and Geological Conservation

Protected/Priority Species Present

No

Designated Sites/Habitats Present

No

Geological Features Present

No

Biodiversity Net Gain

Does BNG Condition Apply?

- ○ Yes
- ⊘ No

Reason 1	Development site area of 0.2 hectares or below
Priority habitats on or within 500m of the site	No
Can evidence the site assessment if the presence of priority habitats is disputed	No
Justification	The application is exempt from the general Biodiversity Gain Condition under the 0.2-hectare exemption introduced in August 2026, as the total site size falls below this threshold and the proposed development does not impact any onsite priority habitat.

Foul Sewage

Please state how foul sewage is to be disposed of

Mains sewer

Are you proposing to connect to the existing drainage system?

Yes

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s) / drawing(s)

Existing foul sewage system to remain.

Trade Effluent

Does the Proposal Involve Trade Effluent Disposal?

- ◯ Yes
- ⊘ No

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ◯ Yes
- ⊘ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ◯ Yes
- ⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ⊘ Yes
- ◯ No

Section A – Proposed

Housing Categories

None selected

No proposed housing units specified.

Section B – Existing

Housing Categories

Market Housing

Market Housing

Houses

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
0	0	1	0	0	1

Market Housing Totals

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
0	0	1	0	0	1

Section C – Overall Totals

	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
Proposed	0	0	0	0	0	0
Existing	0	0	1	0	0	1
Net Gain/Loss	0	0	-1	0	0	-1

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- [x] Yes
- [ ] No

Use Class	Existing GIA (m²)	GIA Lost (m²)	Total New GIA (m²)	Net Additional GIA (m²)
C2 - Residential institutions	101	101	110	9
Totals	**101**	**101**	**110**	**9**

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- [x] Yes
- [ ] No

Please indicate the loss or gain of rooms

Room loss or gain	1
Use Class	C2 - Residential institutions
Existing rooms to be lost by change of use or demolition	0
Total rooms proposed (including changes of use)	4
Net additional rooms	4

Employment

Will There Be Existing or Proposed Employees?

- [x] Yes
- [ ] No

Existing Employees

Full-time: 0, Part-time: 0, Total FTE: 0

Proposed Employees

Full-time: 2, Part-time: 0, Total FTE: 2

Hours of Opening

Are Hours of Opening Relevant?

- [ ] Yes
- [x] No

Industrial/Commercial Processes

Does the Proposal Involve Industrial/Commercial Activities?

- [ ] Yes
- [x] No

Waste Management

Is This a Waste Management Development?

◯ Yes
⊘ No

Hazardous Substances

Will Hazardous Substances Be Used or Stored?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

Agent

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.
For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the

decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)
Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding***

**"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*

*** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.*

***NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.*

Person Role

The Agent

Title

-

First Name

Awais

Surname

Ayub

Declaration Date

06/11/2026

Declaration Made

- [x] Yes
- [ ] No

Declaration

I/We hereby submit this Application for Planning Permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

- [x] I / We agree to the outlined declaration

Signed

Awais Ayub

Date

11/11/2026