

**KIRKLEES METROPOLITAN COUNCIL  
INVESTMENT & REGENERATION SERVICE**

**DEVELOPMENT MANAGEMENT**

**Town and Country Planning Act 1990 (as amended) – SECTION 70**

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS**

Reference No:	<b>2021/62/93334/E</b>
Site Address:	land adj to, 3, Garden Terrace, Ravensthorpe, Dewsbury, WF13 3HD
Description:	Erection of attached dwelling
Recommending Officer:	Lyle Robinson

**DECISION – FULL CONDITIONAL PERMISSION**

**I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.**

Kirsty Nicholls

***AUTHORISED OFFICER***

**Date: 23 MAY 2022**

## **Officer Report**

### **Site Description**

The application site comprises a vacant plot of land adjacent to 3 Gardens Terrace, Ravensthorpe, an end terraced property within an established residential area. Historical Maps indicate that there was previously a dwelling here, which has since burnt down.

The site is surrounded to all sides by close-knit development of pre and post-war terraced properties of brick and stone construction, separated by narrow estate roads.

Dewsbury Town Centre is located in close proximity to the north east.

### **Description of Proposal**

Permission is sought for the erection of one dwelling which would be attached to No.3 and would form the end of the terrace. This would provide accommodation over four floors, including the basement and roof space, resulting in a ridge height slightly greater than that of the adjoining No. 3.

The front and rear elevations of the proposed development would align with those of the existing terrace.

Two parking spaces are proposed to the front of the dwelling, accessed from Gardens Terrace.

The submitted information indicates that the dwelling would be constructed of materials to match the existing dwelling, although this is referred to as 'stone effect brick' and 'black tiles'. The front elevation of the terrace is faced in stone whilst the rear is faced in brick.

Permission was previously granted in 2008 for a similar development (without the basement element), and subsequently, a certificate of lawfulness was granted in 2018 confirming that development had commenced in respect of that permission.

### **History of negotiations/amendments received**

Through the course of the application, discussions were undertaken with the applicant in respect of flood risk.

### **Relevant Planning History**

2021/94413 – Non-Material Amendment relating to previous permission ref 2008/92625 of erection of 1 dwelling – Approved

2021/92120 – Removal/Variation of Conditions 6-9 on previous permission ref 2008/92625 for erection of 1 dwelling – Withdrawn

2021/91512 – Non-Material Amendment to previous permission ref 2008/92625 or erection of 1 dwelling – Refused

2018/94030 – Certificate of Lawfulness to confirm commencement of development approved under 2008/92625 for erection of 1 dwelling – Granted

2008/92625 – Erection of 1 dwelling – Approved

08/90488 - Erection of one dwelling - Withdrawn

## **Representations**

The application was publicised in accordance with statutory requirements (neighbour notification letters). No representations have been received as a result of site publicity.

## **Consultation Responses**

The following is a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate):

**KC Highways DM:** No objections subject to imposition of conditions

**KC LLFA:** Further information required.

**KC Environmental Health:** Recommend conditions relating to air quality and land contamination

**The Coal Authority:** Concurs with the recommendations set out within the CMRA and has no objections to the development subject to the imposition of conditions

## **Policy**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27<sup>th</sup> February 2019).

The site is unallocated on the Kirklees Local Plan.

### **Kirklees Local Plan (LP):**

- **LP 1** – Achieving Sustainable Development
- **LP 2** – Place Shaping
- **LP 3** – Location of New Development
- **LP 7** – Efficient and Effective Use of Land and Buildings

- **LP 20** – Sustainable Travel
- **LP 21** – Highways Safety and Access
- **LP 22** – Parking
- **LP 24** – Design
- **LP 27** – Flood Risk
- **LP 28** - Drainage
- **LP 30** – Biodiversity and Geodiversity
- **LP 43** – Waste Management Hierarchy
- **LP 51** – Protection and Improvement of Local Air Quality
- **LP 52** – Protection and Improvement of Environmental Quality.
- **LP 53** – Contaminated Land

### **National Policies and Guidance:**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20<sup>th</sup> July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6<sup>th</sup> March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** – Achieving Sustainable Development
- **Chapter 4** – Decision-Making
- **Chapter 5** – Delivering a Sufficient Supply of Homes
- **Chapter 8** – Promoting Health and Safe Communities
- **Chapter 9** – Promoting Sustainable Transport
- **Chapter 12** – Achieving Well-Designed places
- **Chapter 14** – Meeting the Challenge of Climate Change, Coastal Change and Flooding
- **Chapter 15** – Conserving and Enhancing the Natural Environment

### Other Considerations:

- Kirklees Housebuilders Design Guide SPD (2021)
- Kirklees Highways Design Guide SPD (2019)
- Waste Management Design Guide for New Developments (Version 5, October 2020)

### **Assessment**

The following matters are considered in the assessment below –

- 1) Principle of development
- 2) Impact on visual amenity
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters

- 6) Representations
- 7) Conclusion

### 1 – Principle of development:

NPPF Paragraph 11 and Policy LP1 of the Kirklees Local Plan outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the following assessment. Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

The site is not displayed as allocated on the KLP Policies Map. Policy LP2 states that:

*“All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the local plan, in order to protect and enhance the qualities which contribute to the character of these places, as set out in the four sub-area statement boxes below...”*

The housing land supply position has recently been updated to provide evidence for a forthcoming planning appeal against the refusal of planning permission. The Council can currently demonstrate 5.17 years of deliverable housing land supply and therefore continues to operate under a plan-led system.

The application site is located within an established residential area of Dewsbury which is characterised by close-knit terraces of pre and post-war development. The site itself formerly held a dwelling, since demolished by fire, and the principle of a new dwelling on the site has previously been established by the 2008 permission and subsequent certificate of lawfulness.

In summary, one dwelling would be considered appropriate in terms of a residential use of the site and housing density.

### 2 – Impact on visual amenity:

In addition to the above, the NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby Paragraph 126 provides a principal consideration concerning design which states:

*“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better*

*places in which to live and work and helps make development acceptable to communities.”*

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

Policy LP24 states that proposals should promote good design by ensuring:

*“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...”*

Paragraph 129 of the NPPF sets out that design guides and codes carry weight in decision making. Of note, Paragraph 134 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Relevant to this is the Kirklees Housebuilders Design Guide SPD 2021, which aims to ensure future housing development is of high-quality design.

Principle 2 of the Kirklees Housebuilders Design Guide SPD states that: *“New residential development proposals will be expected to respect and enhance the local character of the area by:*

- *Taking cues from the character of the built and natural environment within the locality.*
- *Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details.*
- *Illustrating how landscape opportunities have been used and promote a responsive, appropriate approach to the local context.”*

Principle 15 states that the design of the roofline should relate well to site context. Further to this, Principle 13 states that applicants should consider the use of locally prevalent materials and finishing of buildings to reflect the character of the area, whilst Principle 14 notes that the design of openings is expected to relate well to the street frontage and neighbouring properties.

The design of the terrace is uniform with the properties in the middle and at the end having a feature gable and additional detailing. The proposed scheme has a similar appearance to that of the dwelling at the northeast end of the terrace. Notwithstanding the details submitted with the application, in the event that planning permission is approved, it would be necessary to condition the use of materials to match the existing terrace.

Window detailing, proportions and their level corresponds with the adjacent property. The scheme incorporates corbel detailing at the eaves and a small feature window at second floor level. The materials match the existing. An end

gable is proposed and the roof line is at a slightly higher level but the property is sufficiently remote from the other end that this discrepancy is considered appropriate. In addition, the introduction of a basement would not significantly detract from the character of the terrace, as it is noted that existing dwellings within the terrace have this feature. The scheme will result in development of this long vacant site with a dwelling which corresponds well with the adjacent properties.

In conclusion, the proposal preserves the visual amenity of the area in accordance with Policy LP24 of the KLP and the relevant principles of the Housebuilders Design Guide SPD.

### 3 – Impact on residential amenity:

Sections B and C of Policy LP24 state that alterations to existing buildings should:

*“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”*

Further to this, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Principle 6 of the Kirklees Housebuilders Design Guide SPD states that: *“Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.”* The SPD also provides advised separation distances for two storey dwellings:

- 21 metres between facing windows of habitable rooms at the backs of dwellings;
- 12 metres between windows of habitable rooms that face onto windows of a non-habitable room;
- 10.5 metres between a habitable room window and the boundary of adjacent undeveloped land; and
- for a new dwelling located in a regular street pattern that is two storeys or above, there should normally be a minimum of a 2 metres distance from the side wall of the new dwelling to a shared boundary.

The proposed dwelling would result in a continuation of the existing terrace with habitable room windows orientated to the front (SE) and rear (NW). As such, the proposal would not result in development being brought closer to neighbouring properties than the situation which exists at present. It is also acknowledged that the 2018 Certificate of Lawfulness confirmed the implementation of the previous permission with the same relationship (in addition to further obscurely glazed openings to the side).

The proposed development would comply with the relevant separation distances set out above, and is not considered to result in a loss of privacy or overbearing impact to occupants of neighbouring properties to the front, side and rear.

#### 4 – Impact on highway safety:

The proposed development would be accessed from Gardens Terrace, a 30mph two-way single carriageway residential access road of approximately 3.8m in width, with no footways but street lighting present.

The site is approximately 390m to stops on a high frequency bus route and approximately 170m to a supermarket and other facilities. There are schools within 400m.

The proposals are for a three-bed dwelling and to fit in with local guidance, two off-road parking spaces should be provided. These are indicated on drawing 21/041/B/008. The parking area should be surfaced with a permeable finish in line with national guidance and in the event that planning permission is approved, can be dealt with via condition.

No trip generation details were provided with the application, however KC Highways DM do not consider that a development of this type and size would generate sufficient trips as to have a severe impact on the operation and efficiency of the local highway network

Details of waste storage have been provided on plan ref PL06 Rev A.

Finally, as a new access is proposed, this will require a S184 agreement with the Council to link it up to the adopted highway. In the event that planning permission is approved, this can be added as a footnote.

On the basis of the above, subject to the imposition of conditions/footnotes, the proposed development is considered to be acceptable from a highways perspective and in accordance with Policies LP21, LP22 and LP43 of the KLP.

#### 5 – Other matters:

##### *Coal Mining Legacy:*

The site is located within a High Risk Area as defined by the Coal Authority. As such, the application is accompanied by a Coal Mining Risk Assessment. This identifies that intrusive site investigations should be undertaken in order to identify any necessary remedial measures. This could be dealt with by condition and would ensure that the development accords with Policy LP53 of the KLP and guidance contained within Chapter 15 of the NPPF.

*Contaminated Land:* This site has been identified on the Council's mapping system as potentially contaminated land due to its proximity to a former gas works and spoil heap (Sites 496/5 and 500/5). In this respect, a condition is recommended requiring the submission of further information, should



contamination be encountered during development, in accordance with Policy LP53 of the KLP and guidance contained within Chapter 15 of the NPPF.

#### Flood Risk:

On initial receipt of the application, the site was considered to be located within Flood Zones 2 and 3 on the EA Flood Maps, and further investigation has confirmed that the existing dwelling is within Flood Zone 1. It is acknowledged that the applicant has submitted a Flood Risk Assessment which states that the following mitigation measures will be incorporated into the development:

- Basement floor to have a single window opening at the front of the dwelling
- Basement should only be used as living room, kitchen, gym or study room
- An aluminium flood barrier fixed at either the driveway entrance wall or the basement window wall
- The electric meter box will be located above ground level
- The basement power supply can be switched off without affecting the electricity of the upper floors
- Flood resistant construction methods will be used to minimize any flood damages to the property, and the basement will be designed to be flood and leak free

Further mitigation measures should include:

- Low permeability materials for the construction of the basement and up to at least 0.3m at the ground floor
- Permeable hardstanding should be incorporated in the proposed driveway to ensure the capacity of the floodplain to store water is not affected
- It is advised that the homeowner sign-up to the Environment Agency to receive flood warning alerts

Taking into account the above, the fact that the previous permission has been implemented and could be continued, and existing properties within the terrace have basements, the proposals are considered to be acceptable. In the event that planning permission is approved, a condition is recommended to ensure the development is carried out in accordance with the above measures, to ensure that the proposals comply with Policy LP 27 and guidance contained within Chapter 14 of the NPPF.

#### Ecology

The site consists of a vacant plot of land adjacent to an end-terraced property within an urban area. The site is considered to have low potential for protected species given its nature. It is therefore considered that the proposal is unlikely to cause harm to protected species.

However, Policy LP30 of the Kirklees Local Plan and Principle 9 of the Kirklees Housebuilders Design SPD set out that proposals should provide net

gains in biodiversity. Given this, the provision of bat and bird boxes on the proposed dwelling are to be recommended as a condition should permission be granted.

Climate Change:

On 12<sup>th</sup> November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target. However, it includes a series of policies, which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Due to the nature of the scheme, this being a proposal providing one new residential unit within the site, it is considered that one electric vehicle charging point for this dwelling should be provided to aid in the contribution to climate change. This matter could be conditioned should planning permission be granted.

6 – Representations:

None received.

7 – Conclusion: The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

The proposal will achieve development of this vacant site with a dwelling which is sympathetic to the style of the terrace and coordinates well. The proposal does not prejudice residential amenity, visual amenity or highway safety in accordance with relevant policies. No objections have been received.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

**Recommendation**

**Approve**

## **Decision Authorisation - Delegated Powers**

**Application Number:** 2021/93334

**Officer Recommendation:** Approve

### **Conditions and Reasons**

1. The development hereby permitted shall be begun within three years of the date of this permission.

**Reason:** Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

**Reason:** For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord Policies LP1, LP2, LP21 and LP24 of the Kirklees Local Plan and the Housebuilders Design Guide SPD.

3. The front (south east) elevation of the dwelling hereby approved shall be constructed of regular coursed local natural stone to match the adjacent property unless agreed in writing by the Local Planning Authority.

**Reason:** In the interests of visual amenity and to accord with Policy LP 24 of the Kirklees Local Plan and the Housebuilders Design Guide SPD.

4. The materials used shall match those used on the adjoining property in terms of type, colour, texture and scale. No development shall take place on the superstructure of the dwelling hereby approved until samples of facing stone, brick and a natural slate roof tile have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed of the approved materials.

**Reason:** In the interests of visual amenity and to accord with Policy LP 24 of the Kirklees Local Plan and the Housebuilders Design Guide SPD.

5. No light or other openings shall be made in any part of the walls or in the roof of the building.

**Reason:** In the interests of visual amenity and to accord with Policy LP 24 of the Kirklees Local Plan and the Housebuilders Design Guide SPD.

6. No development shall commence on the superstructure of the dwelling hereby approved until details of the siting, design and materials to be used in the construction of walls or fences for boundaries have been approved in writing by the Local Planning Authority. The approved walls/fences shall be erected before the development hereby approved is occupied and shall thereafter be maintained.

**Reason:** In the interests of visual amenity and to accord with Policy LP 24 of the Kirklees Local Plan and the Housebuilders Design Guide SPD.

7. Before the electrical system is installed a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low

emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:-

- A Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW) for each residential unit that has a dedicated parking space.

Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

**Reason:** In accordance with the West Yorkshire Low Emission Strategy and Policy LP 51 of the Kirklees Local Plan.

8. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required.

The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, No part of the site shall be brought into use until such time as the site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.

**Reason:** To ensure that the site is safe and stable to accommodate development, in accordance with Policy LP 53 of the Kirklees Local Plan and guidance contained within Chapter 15 of the National Planning Policy Framework.

9. No development shall commence until;

- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development

proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

**Reason:** The undertaking of remedial measures, prior to the commencement of development, is considered to be necessary. This is in order to ensure the safety and stability of the development, in accordance with Policy LP 53 of the Kirklees Local Plan and paragraphs 183 and 184 of the National Planning Policy Framework.

10. Prior to the occupation of the development, or it being taken into beneficial use, a

signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site

investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

**Reason:** To ensure that the site is safe and stable to accommodate development in accordance with Policy LP 53 of the Kirklees Local Plan and paragraphs 183 and 184 of the National Planning Policy Framework.

11. Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

**Reason:** In the interests of highway safety and to achieve a satisfactory layout, in accordance with Policies LP 21 and LP 24 of the Kirklees Local Plan.

12. The development shall be carried out in accordance with the details set out within the Preliminary Flood Risk Assessment produced by Oakshire Environmental (dated 19 August 2021) with specific reference to the Proposed Flood Mitigation Measures set out within para. 4.2.

**Reason:** To ensure that the risk from flooding to proposed development is minimised whilst not increasing flood risk elsewhere, in accordance with Policy LP 27 of the Kirklees Local Plan and guidance contained within Chapter 14 of the National Planning Policy Framework.

13. Biodiversity enhancement measures in the form of a bird box and bat box shall be incorporated into the development, and thereafter retained.

**Reason:** In the interests of biodiversity, and to accord with Policy LP 30 of the Kirklees Local Plan and guidance contained within Chapter 15 of the National Planning Policy Framework.

**NOTE** The changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such

permission is an offence which could lead to prosecution.  
 Link to national guidance on permeable surfacing of parking areas  
[www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens](http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens)

**NOTE** Noisy construction related activities shall not take place outside the hours of:

07.30 to 18.30 hours Mondays to Fridays

08.00 to 13.00hours, Saturdays

With no noisy activities on Sundays or Public Holidays

**NOTE** Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it

is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

**NOTE** A Standard electric vehicle charging point is one which is capable of providing a continuous supply of at least 16A (3.5kW). A 32A (7kW) is however more likely to be futureproof.

- Standard charging points for single residential properties that meet the requirements specified in the latest version of “*Minimum technical specification - Electric Vehicle Homecharge Scheme (EVHS)*” by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 sockets would be acceptable.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Site Location Plan	PL01		24.08.2021
Proposed Site Plan	PL06	A	20.05.2022
Proposed Floor Plans and Elevations	PL07		24.08.2021
Design and Access Statement			24.08.2021
Coal Mining Risk Assessment	21-08-06	0 August	24.08.2021

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
		2021	
Preliminary Flood Risk Assessment		19 August 2021	28.03.2022

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Through the course of the application, discussions were held with the applicant in respect of flood risk, to ensure that the risk of flooding to the development could be adequately minimised whilst not increasing flooding elsewhere.

**Report Dated:** 20.05.2022