



Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

OUTLINE PLANNING PERMISSION

Application Number: 2001/60/90646/E2

To: L WILSON

For: L WILSON

In pursuance of its powers under the above-mentioned Act and Order the Kirklees Council (hereinafter called "The Council") as Local Planning Authority hereby permits:-

OUTLINE FOR THE ERECTION OF DETACHED DWELLING WITH ON-SITE GARAGE AND HARD STANDING FOR VEHICLES.

At: Land Adjacent To 72 Occupation Lane Staincliffe, Dewsbury, Wf13 4bp.

In accordance with the plan(s) and applications submitted to the Council on 6 Mar 2001, subject to the condition(s) specified hereunder:-

(1) (a) the application for approval of any reserved matter shall be made not later than the expiration of three years beginning with the date of the grant of the outline permission and (b) the development shall be begun not later than whichever is the later of the following dates: - (1) the expiration of five years beginning with the date of the grant of the outline permission, or (2) the expiration of two years beginning with the date of the approval of the reserved matters, or in the case of approval on different dates, the date of the final approval of the last such matter to be approved.

(2) No development shall take place until plans detailing (a) the layout of the site, including the disposition and levels of roads, building(s) and other land (b) the design and external appearance of the building(s) (c) the relationship to surrounding buildings (d) the colour, type and texture of materials to be used (e) details of screen, retaining and boundary walls (f) landscaping of the site (g) drainage (h) the parking, loading and unloading of vehicles have been submitted to and approved in writing by the Local Planning Authority.

With reference to (a) above, the siting of the building(s) should be so arranged that it/they do not detract from the amenities of the adjoining land or buildings.

With reference to (h) above, parking provision for the existing (No. 72 Occupation Lane) and proposed dwelling shall be provided (two spaces each).

(3) The development shall not be occupied/brought into use until the areas to be used by vehicles including parking, loading and unloading areas have been surfaced, sealed and drained and thereafter retained.

(4) Nothing shall be permitted to be planted or erected within a strip of land 4.5m deep measured from the carriageway edge of Occupation Lane along the full frontage of the site which exceeds 1m in height above the level of the adjoining highway.

(5) The gradient of the access shall not exceed 1 in 8 with suitable vertical curves at the access and any change in gradient.

(6) No development shall take place until provision has been made for the parking, loading and unloading of contractors' plant and equipment and the parking of vehicles of the workforce within the site.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified are :-

(1) Pursuant to Section 92 of the Town and Country Planning Act 1990.

(2) No details of the matters referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

(3/6) In the interests of the free and safe use of the highway and to accord with Policy D2 of the Unitary Development Plan.

Dated: 1 May 2001

Signed:



Keith Faragher
Head of Planning Services

Address to which all communications should be sent:

Planning Services, PO Box B93, Civic Centre, Off Market Street, Huddersfield, HD1 2JR