



Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2001/62/92321/W1

To: R A & J L HOBSON

For: R A & J L HOBSON

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:-

ERECTION OF GROUND FLOOR EXTENSION

At: 22 Osprey Drive Netherton, Huddersfield, Hd4 7lg.

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

- (1) The development shall be begun not later than the expiration of five years beginning with the date on which permission is granted.
 - (2) The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications except as may be required by other conditions.
 - (3) The materials used shall match those used on the existing building in terms of type, colour, texture and scale to the satisfaction of the Local Planning Authority.
 - (4) Before the extension is brought into use unless otherwise agreed in writing by the Local Planning Authority, a screen fence shall be erected between the points marked X-X on the approved plan to the satisfaction of the Local Planning Authority and thereafter be maintained.
- NOTE It is anticipated that unless there are special reasons screening will be 2 metres high or 1.68 metres above finished floor level of the proposed building.
- 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 91 of the Town and Country Planning Act 1990.
- (2) So as to ensure the satisfactory appearance of the development on completion.
- (3) In the interests of visual amenity and to accord with Policies BE13 and BE14 of the Unitary Development Plan.
- (4) So as not to detract from the amenities of the adjoining property by reason of loss of privacy and to accord with Policy BE14 of the Unitary Development Plan.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Telephone: (01484) 221550 for more information.

Dated: 17 Sep 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