Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2001/62/92751/W1

To: J G SMITH

For: J G SMITH

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 DETACHED SINGLE GARAGE

At: Croft House Stubbin Road, Marsden, Huddersfield, Hd7 6js.

In accordance with the plan(s) and applications submitted to the Council on

6 Sep 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 specifically with regard to siting and design except as may be required by other conditions unless otherwise agreed in writing by the Local Planning Authority.
(3) The garage shall be externally faced with materials harmonising with the existing dwelling.
(4) 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.
(5) The arrangements referred to in Condition 4 shall include internal turning facilities for private vehicles.
(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.
(7) The garage shall be used for the garaging of private motor vehicles or for uses ancillary to the enjoyment of the dwellinghouse as such and for no other purposes 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 Policy D2 of the Unitary Development Plan. *(4/6)* In the interests of the free and safe use of the highway and to accord with Policy D2 of the Unitary Development Plan.
(7) So as not to detract from the amenities of the adjoining property arising from uses inappropriate within a residential area.

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: 23 Oct 2001

Signed: Keith Faragher.

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