Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

OUTLINE PLANNING PERMISSION

Application Number: 2002/60/91907/W2

To: M HUTCHINSON

For: M HUTCHINSON

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 APPLICATION FOR ERECTION OF DWELLING

At: 15 Allison Drive, Fixby, Huddersfield, Hd2 2ra.

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

5 Jun 2002, 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 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.
(3) No development shall take place until plans detailing arrangements for access, layout and parking have been submitted to and approved in writing by the Local Planning Authority.
(4) The development shall not commence until two replacement parking spaces have been provided for the use of residents of 15 Allison Drive, within the site and these shall thereafter be retained.
(5) Nothing shall be permitted to be planted or erected within a strip of land 2.0m deep measured from the carriageway edge of Allison Drive along the full frontage of the site which exceeds 1m in height above the level of the adjoining highway.
(6) The development shall not be occupied/brought into use until all obstructions to visibility exceeding 1m in height above the adjacent carriageway within a strip of land 2m back from the edge of the carriageway have been removed or lowered and retained as such.
(7) This consent relates to one dwelling unit only.
(8) Any dwelling unit on this site shall be of a comparable height to No. 15 Allison Drive and not a two-storey structure.
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) The permission is one granted on an outline application made in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and no details of the matters referred to having been submitted they are reserved for the subsequent approval of the Local Planning Authority.
(3/6) In the interests of the free and safe use of the highway and to accord with Policy T10 of the Unitary Development Plan.
(7/8) In the interests of the visual amenity of the area and to comply with Policy D2 of the Unitary Development Plan.

Dated: 8 Aug 2002

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