



**Town and Country Planning Act 1990**

**Town and Country Planning (General Development Procedure) Order 1995**

**PLANNING PERMISSION FOR DEVELOPMENT**

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**Application Number: 2003/62/90938/E2**

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**To:** TONY OATES ASSOCIATES (E HALEY)

**For:** MR & MRS D SENIOR

**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 GARAGE AND ALTERATIONS TO EXISTING DWELLING

**At:** 34 Scarr End Lane, Dewsbury, Wf13 4ny.

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

**12 Mar 2003, 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) Unless otherwise agreed in writing by the Local Planning Authority 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.
- (4) The garage or parking space intended to serve the dwelling(s) shall be provided and the parking spaces shall be drained, sealed and surfaced in accordance with details to be approved by the Local Planning Authority before the dwelling(s) is/are occupied and shall not thereafter be used for any purpose other than parking and turning of vehicles.
- (5) The garage hereby approved shall be set back 5.6m from the back of footway/highway boundary.
- (6) The garages 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.

NOTE The applicant is advised to contact the Design Engineer Flint Street, Fartown, Huddersfield (01484 225400) to arrange for the works to form the verge/footway crossings.

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 BE13 of the Unitary Development Plan.
- (4/6) In the interests of the free and safe use of the highway and to accord with Policies BE1 and D2 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:** 29 Apr 2003

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