



Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2004/62/93219/W2

To: MR AND MRS L BINNEY

For: MR AND MRS L BINNEY

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 FIRST FLOOR EXTENSION AND DETACHED DOUBLE GARAGE

At: 201 Netheroyd Hill Road Fixby, Huddersfield, Hd2 2Lz.

In accordance with the plan(s) and applications submitted to the Council on 19 Jul 2004, 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, design and materials except as may be required by other conditions unless otherwise agreed in writing by the Local Planning Authority.
- (3) Unless otherwise agreed in writing by the Local Planning Authority no window or other opening shall be made in the extension other than those shown on the approved plans, including at any time in the future.
- (4) The materials used shall match those used on the existing building in terms of type, colour, texture and scale.
- (5) The areas to be used by vehicles including parking, loading and unloading areas shall be surfaced, sealed and drained before the development is occupied/brought into use and thereafter retained.
- (6) 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.

NOTE It is brought to the applicant's notice that before building work commences contact must be made with the Highway Development Manager, Highway Service, Flint Street, Fartown, Huddersfield, HD1 6LG, to discuss the implementation of the necessary works within the highway. It is brought to the applicant's attention that it is illegal to work in or on the public highway without the written consent of Kirklees Council as Local Highway Authority for the metropolitan district.

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 and to accord with Policy BE13 of the Unitary Development Plan.
- (3) 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.
- (4) In the interests of visual amenity and to accord with Policy BE13 of the Unitary Development Plan.
- (5/6) In the interests of the free and safe use of the highway and to accord with Policy T10 of the Unitary Development Plan.

The decision to grant planning permission has been taken having regard to the policies and proposals in the Kirklees Unitary Development Plan set out below, and to all other relevant material considerations:

BE13 – Extensions to dwellings (design principles) BE14 – Extensions to dwellings (scale) T10 – Highway safety

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: 10 Sep 2004

Signed:

A handwritten signature in black ink, appearing to read '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